

The Wells Homeowners Association
Architectural Review Committee
Manual

The Wells Homeowners Association
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This manual has been prepared by and for the use of the Architectural Review Committee (ARC). ***The Wells*** Homeowners Association (**WHOA**) Board of Directors authorizes the regulations included in this manual which contain excerpts from The City of Mesa Arizona Building Codes, ***The Wells*** Covenants, Conditions & Restrictions (CC&Rs), and ***The Wells*** Board approved Rules and Regulations. These more recent and specific detailed regulations are not intended as restrictions, but as a means of providing desired high standards of communitywide home improvement practices. Acceptable and important aesthetic standards, as associated with a top-level community, are factored into the regulations and practices documented.

Board Adopted

February 23, 2010

RESOLUTION ESTABLISHING AN ARCHITECTURAL REVIEW COMMITTEE

BE IT RESOLVED, that to implement Section 8.1 of the Declaration of Covenants, Conditions, and Restrictions (known as our CC&Rs) for the Wells, this Board of Directors establishes an Architectural Review Committee, (ARC) which shall be comprised of a Chairman and two or more members (total of not less than 3 persons) who shall approve the exterior painting, exterior altering, exterior constructing or exterior improving of the dwellings in THE WELLS, which shall include such items , but is not limited to, the residence itself, antennas, awnings, storage rooms, carports, or other structures on any lot.

BE IT FURTHER RESOLVED that the said Architectural Review Committee (known as ARC) shall grant or withhold authorization for the said alteration, construction or improvement in the place of the Board of Directors.

BE IT FURTHER RESOLVED that the Architectural Review Committee shall grant or withhold its authorization for the said alteration, construction or improvement using the following guidelines:

1. The harmony and conformity of the proposed change with the existing design of the surrounding area.
2. The effect of such changes as seen from adjacent or neighboring lots.
3. The building code of the City of Mesa, AZ.

BE IT FURTHER RESOLVED that should anyone in THE WELLS, feel aggrieved by the granting or refusal to grant authorization, then a written complaint shall be filed within 10 days of the ruling by the ARC with the Board of Directors for THE WELLS, who shall place the matter on its agenda and have such hearings as it shall determine to see if a change should be made to the ruling of the Architectural Review Committee (ARC). After the conclusion of the hearing or hearings, the Board shall issue its ruling as to what changes if any shall be made to the determination of the ARC.

BE IT FURTHER RESOLVED that any alteration, construction or improvement that requires a permit or authorization from the City of Mesa, AZ, shall further require that the application for the alteration, construction or improvement be submitted to the appropriate city authority and that the permit or authorization shall be granted before any work is commenced.

II

GENERAL OVERVIEW

The Wells at Red Mountain (The Wells) in Mesa, AZ is a subdivision of single story, manufactured homes.

The purpose of the ARC Committee is to confirm that all future structures, additions, modifications to structures and landscaping conform to *The Wells* Covenants, Conditions and Restrictions (CC&Rs) and to assist/advise **WHOA** homeowners of City of Mesa, AZ. building codes, requirements, and restrictions.

The following guidelines will be used in conjunction with the CC&Rs to review and approve construction applications.

1. To implement Section 8.1 of the Declaration of Covenants, Conditions and Restrictions (CC&Rs), the **WHOA** Board of Directors for has established an ARC which shall be comprised of a Chairman and two or more members (total of not less than 3 persons) who shall approve the exterior painting, exterior altering, exterior constructing or exterior improving of the dwellings in *The Wells*, which shall include such items, but is not limited to, the residence itself, antennas, awnings, storage rooms, car ports, or other structures on any lot. The said committee shall also approve the installation and alteration of the landscape of any lot. (See Resolution of the Board passed April 17, 1996).

2. The ARC shall grant or deny authorization for the alteration, construction or making improvements on a property in *The Wells* on all such applications presented to it within 30 days, if no action is taken by the ARC within 30 days, the need for an application is considered waived. (See Sec. 8.2 of the CC&Rs)

3. The ARC shall grant or deny its authorization for the said alterations, the constructions or making improvements using the following guidelines:

- a. That new construction shall be in harmony with existing design of surrounding areas, homes or common use property.
- b. That the effect of such changes, as seen from adjacent or neighboring lots, shall comply with present community's aesthetic standards.
- c. That what is done complies with the building code for the City of Mesa, AZ, and the Resolutions of The Board of Directors for *The Wells*.

Rev C. April 1997

GENERAL OVERVIEW, cont'd

4. All alterations increasing the size of a residence and construction enlarging carports must obtain a building permit (and also a variance for the lot if the construction is to be made in the setback area) from the City of Mesa, AZ. In other words, any improvement, alteration or construction which calls for “weight” to be born by the construction, will require the said building permit.

5. All alterations, except for some roof overhangs and awning encroachments, into the setback areas of any lot, which have been established by the City of Mesa, AZ, will require a “variance” permit for the lot from the City of Mesa’s appropriate agency before the ARC will consider any homeowner’s application for construction, alteration or improvement of the residence. A non-supported roof overhang (cantilevered) does not require a “variance” if the penetration into the set back area is not greater than 1/3rd of the set back width. (However, on the five (5) foot setback in the rear of a house, only a one (1) foot overhang is allowed for utility access.)

6. The buildings in *The Wells* will be single story, manufactured homes. No construction or additions of any type will be permitted on or above the existing roof with the exception of exterior solar panels and satellite dishes.

7. All room additions, parking spaces and architectural changes must be approved by the ARC prior to requesting a building permit from the City of Mesa.

CAUTION: If a homeowner is contemplating changing his/her present lot use by constructing or building into the setback area of the lot, a “use variance” permit must also be obtained from the City of Mesa. See paragraph 5 above as to when this “use variance” permit must be obtained.

8. Home additions must be built within the established setback lines as shown on existing site plat plans (which have been established by the City of Mesa, AZ.) Generally, these minimum setback lines are: FRONT YARD – 7 feet; REAR YARD – 5 feet; INTERIOR LOT SIDE LINE – 3 feet on one side and 6 feet on the other side. Interior lots have at least 9 feet of combined set back lines from house to house, with one lot having a 3 foot setback line and the other lot having a 6 foot setback line. On corner lots, the “setback lines” are 3 feet from the property line that is next to a neighbor and 9 feet from the property line along the longer road-way side of the house.

Rev. C. April 1997

GENERAL OVERVIEW, cont'd

9. Lot square foot coverage (the items constructed on a lot including “parking pads”) Shall not exceed 62% “under roof” and shall not exceed 75% combined coverage “under roof” area PLUS concrete, brick, paving and mortared areas elsewhere on the lot. (For formula see HOA office)

10. Each lot must have two (2) automobile parking spaces which may not project into the front or rear yard setback areas. At least one parking space must be covered. The minimum size for a parking space shall be 9 feet by 18 feet (9' x 18') measured from the front of the house. If both spaces are covered, as in tandem parking (one vehicle behind the other), the minimum space shall be 9 feet by 30 feet (9' x 30'), measured from the front of the house.

11. All new home additions shall be constructed and painted on the exterior to match the existing unit. Home additions shall be constructed from a set of master plans, if such plans exist.

12. Should anyone (homeowner or neighbor) in *The Wells* feel aggrieved by the granting, or refusal to grant, authorization for the new construction, a written complaint can be filed with *The Wells* Board of Directors within 10 days of the ruling by the ARC, and said Board shall place the matter on its agenda and have such hearings as it shall determine to see if a change should be made to the ruling given by the ARC. After the conclusion of the hearing, the Board shall issue its ruling as to what changes shall be made to the earlier ARC ruling.

13. See Resolution adopted by the Board on April 17, 1996).

Violation of the setback lines is a misdemeanor.

Penalty clause: (Mesa Municipal Ordinance)

Any person, firm or corporation violating any provision of this Ordinance, and any amendments to it, shall be guilty of a Class One Misdemeanor, punishable by a fine not exceeding two thousand five hundred dollars (\$2,500) or by imprisonment in the City Jail for a period not exceeding six (6) months, or by both such fine and imprisonment, and each day of violation continued shall be a separate offense, punishable as described.

14. The City of Mesa has a Master Plan Number (referred MPN for the authorized manufactured homes which includes the sheds and parking pads). When a building permit from the city is requested, they must have the MPN referred to in the application. See the discussion of the MPN with diagrams found in this manual.

Rev. C. April 1997

THE MASTER PLAN NUMBER (MPN) – INFORMATION FOR ARC MEMBERS

1. Most requests by an owner which involve a Mesa city building permit will require that the ARC mark *The Wells* construction request with the Mesa city MPN shown on one of the architectural drawings on the following pages.
2. The ARC Master Plan home drawings on the following pages provide a guide to the probable MPN that is needed. However:
 - A. Be sure to check the home size as you determine the MPN. For example, both No. 960 and No. 800 show something exists on both sides of the home, but on the No. 960, one side is a room addition, while on the No. 800, the items are two carports (probably on a 24' X 40' size home).
 - B. Check the home “Name” – this will help to find the proper Master Plan Number.
 - C. Check for already existing changes from the original constructed home. For instance, check for construction of a room addition or parking pad modifications, which may have been added since the home was originally built. These new additions may have created a new MPN for the home, which will differ from the MPN of the original construction.
 - D. Check for the new MPN that the proposed change will create. That is to say, what is the present MPN of the home that is asking for new construction, and what will be the new MPN, if any, after the new construction.
3. The MPN does not “lock” to a home permanently. As a home is modified, the MPN may change. It is for this reason that it may be necessary to have an ARC member physically go and look at the home and verify the MPN of the home, without the modification, and determine if there will be a change in that number after the new construction.
4. Be sure that the *ARC Change Request* shows the existing MPN of the home before the new work is started and what the new number will be after the construction is completed.

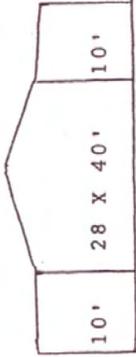
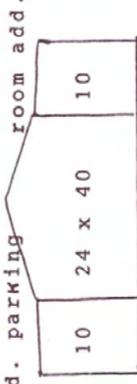
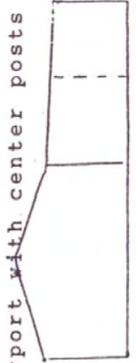
NOTE 1: If a new MPN is created by the new construction, that new number should be indicated in the homeowner’s file in the office. The anticipated number also should be confirmed at the time of the issuance of the City of Mesa building permit.

NOTE 2: As of the date of this directive, the work drawings, with the MPN are to go the City of Mesa Building Department.

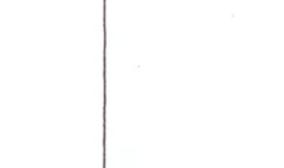
The Wells Architectural Review Committee Manual

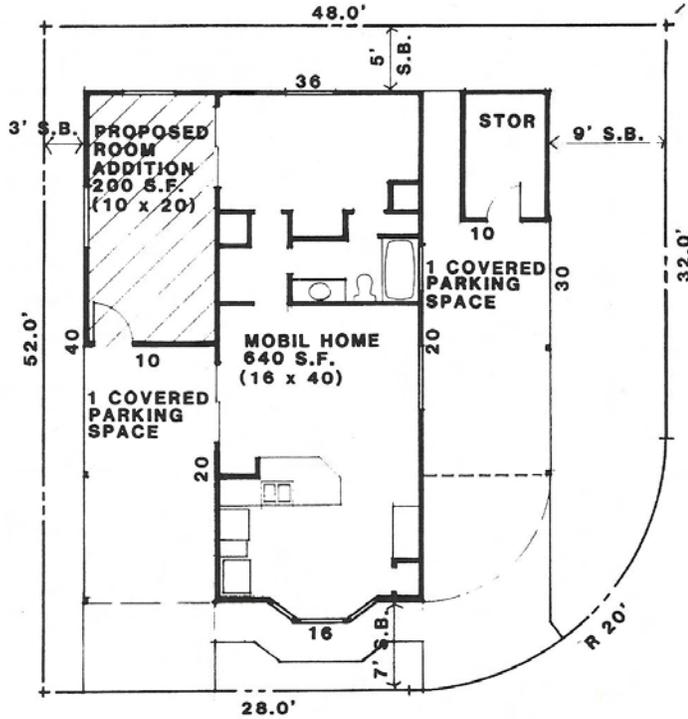
HOME AND CARPORT MASTER PLAN NO.s [IN ORDER OF NEED]			
ORDER	M.P.NO.	HOME NAME/SIZE	ADDED ROOM OR CARPORT
1.	641	ANTIGUA 16X40	ROOM TO A 16X40 HOME
2.	961	LA JOYA 28X40	ADD 10X22 ROOM UNDER CARPORT ROOF
3.	1120	LA FELICIDAD 28X40	ADD 10X22 ROOM UNDER CARPORT ROOF
4.	800	SHED TO DOUBLE CARPORT ROOF	6X10 OR 10X10 SHED
5.	400	SHED TO SINGLE CARPORT [400&800 M.P. HOMES 40x"X"]	6X10 OR 10X10 SHED
6. S	801	LA MONTANA 20X40	ROOM ADD 10X20
7.	960	LA FIESTA 24X40	ROOM ADD 10X22
8.	961 [2p.]	LA JOYA 16X40 W. 16X20 TAG	ROOM ADD 16X40
9.	1280	CARPORT COVER LA JOYA	DOUBLE COVER 16X20
10.	1281	" " " "	DOUBLE COVER WITH
11.	1282	DOUBLE WIDE COVER, HOME 41x?	DOUBLE WIDE COVER WITH CENTER POSTS.
12	1283	" " " "	DOUBLE COVER NO CENTER CENTER POSTS. OPTIONAL STORAGE.
13.	840	ESTILO 16X40 TAG	ROOM ADDITION. 10X18
14.	560	TANDEE 14X40	ROOM ADDITION - MAY NEED PAD FOR 2ND CAR. ROOMS MAY VARY IN SIZE AND WILL NEED DRAWING DETAIL TO BE OKd FOR PERMIT - POSITIONS OF WINDOWS, OUTLETS WIRING AND CIRCUIT BOXES.

Handwritten signature and date: JH 3-8-77

NUMBER OF MASTER DW'G PAGE	CITY OF MESA MASTER PLAN INDEX		FOR DETAILS SEE NO. OF ARCHITECTURAL DW'G.
	MASTER NO. <i>Plan</i>	HOME STYLE SKETCH	
1.	800		PLAN FOR CLOSET, CARPORT, SHEDS AND ROOMS TWO TEN FOOT PAD AREAS ON VARIOUS SIZE HOMES.
2.	400		SAME AS 800 BUT ONLY ONE PAD L OR R.
3.	1120		FOR 28 X 40 HOME WITH ONE TANDEM PARKING SIDE AND ONE 10 X 22 ROOM ADDITION ON THE OTHER SIDE.
4.	960	tand. parking room add. 	FOR 24X40 HOME WITH 10X24 ROOM AND ONE TANDEM PARKING AREA.
5.	1282	carport with center posts 	FOR 20X40 DOUBLE WIDE WITH CARPORT ADDITION TO ONE SIDE. NOTE THAT THIS CARPORT HAS CENTER POST SUPPORTS.

CITY OF MESA MASTER PLAN INDEX		FOR DETAILS SEE NO. OF ARCHITECTURAL DW'G.	
NUMBER OF MASTER DW'G PAGE	MASTER DW'G	HOME STYLE SKETCH	SUBJECT DATA OR REMARKS
6	961 TAG		FOR ROOM ADDITION (TAG) ON A 16X40 HOME - ADDING A 16X20 ROOM.
7 & 8	641		641 PLAN - 16X40 HOME FOR ROOM ADDITION - WATCH PARKING SETBACK.
9	560		560 PLAN - FOR 14X40 HOME FOR A ROOM ADDITION.
10	840 RAG		ROOM ADDITION TO 16X40 HOME WITH A 10X20 (TAG) ROOM ADDITION.
11	801		FOR ROOM ADDITIONS TO 20X40 HOME. WATCH FOR PARKING SETBACK.
12	961		961 TAG - LA JOYA HOME -COVERED CARPORT AND ROOM ADDITION.
13	1280		1280 - CARPORT COVER FOR LA JOYA. HOME. 16X20 HOME
14	1281		1281 - CARPORT COVER FOR LA JOYA HOME - 14X20 HOME.

NUMBER OF MASTER DW'G PAGE	CITY OF MESA MASTER PLAN INDEX	FOR DETAILS SEE NO. OF ARCHITECTURAL DW'G.
MASTER NO.	HOME STYLE SKETCH	SUBJECT DATA OR REMARKS
15	<p>1283</p> 	<p>DOUBLE WIDE CARPORT - COVERED , SHOWS OPTIONAL STORAGE ROOM 10X10 4 POSTS AT HOUSE SIDE AND NO CENTER POST. FOOTING UNDER HOUSE SIDE POSTS - 2X8 RAFTERS @ 12" SPACING.</p>



CORNER LOT PLOT PLAN



NOTES

1. 2 COVERED PARKING SPACES ON SITE
2. AREA OF LOT SHOWN IS 2,410 S.F.
3. BUILDING COVERAGE IS 55.6%
4. BUILDING AND HARDSCAPE COVERAGE IS 61%

**COMMUNITY DEVELOPMENT
APPROVED PLANS
CITY COUNCIL**
DATE: 3-19-1970
WITH STIPS: YES NO

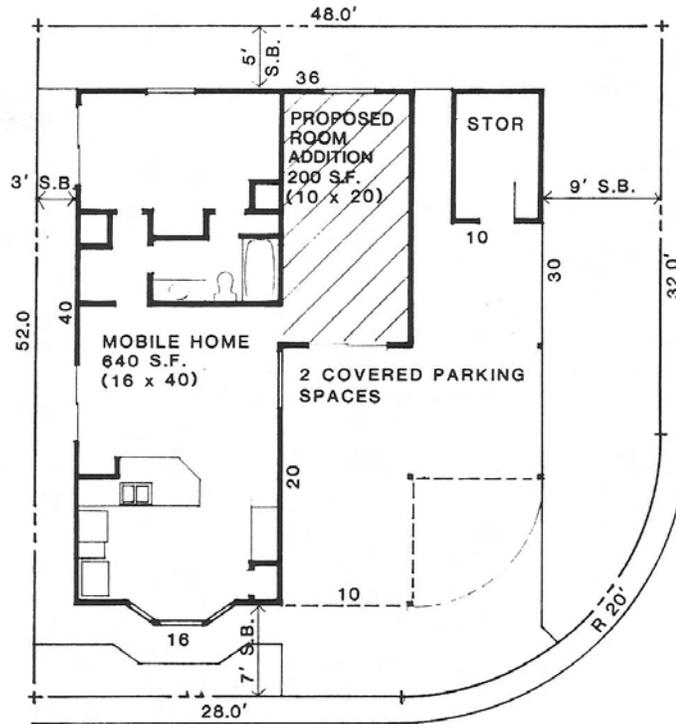
290-2

THE WELLS
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MESA, ARIZONA

GREGORY L. HITCHENS ASSOCIATES
ARCHITECTS

1550 East University Drive
Suite M
Mesa, Arizona 85203

Telephone
602
844-8313



CORNER LOT PLOT PLAN



NOTES

1. 2 COVERED PARKING SPACES ON SITE
2. AREA OF LOT SHOWN IS 2,410 S.F.
3. BUILDING COVERAGE IS 55.6%
4. BUILDING AND HARDSCAPE COVERAGE IS 71.9%

COMMUNITY DEVELOPMENT
APPROVED PLANS
CITY COUNCIL

DATE: 3-19-1990
WITH STIPS: YES NO

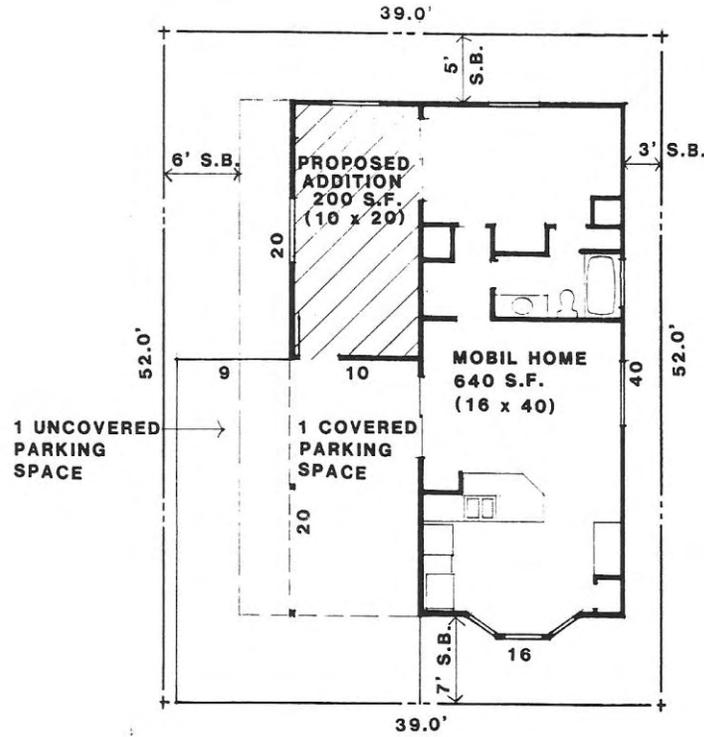
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INTERIOR LOT PLOT PLAN



**COMMUNITY DEVELOPMENT
APPROVED PLANS
CITY COUNCIL**

DATE: 3-17-1990
WITH STIPS: YES NO

NOTES

1. ONE COVERED AND ONE UNCOVERED PARKING SPACE ON SITE
2. AREA OF LOT SHOWN IS 2,028 S.F.
3. BUILDING COVERAGE IS 51.2% OF LOT AREA
4. BUILDING AND HARDSCAPE COVERAGE IS 57.5%

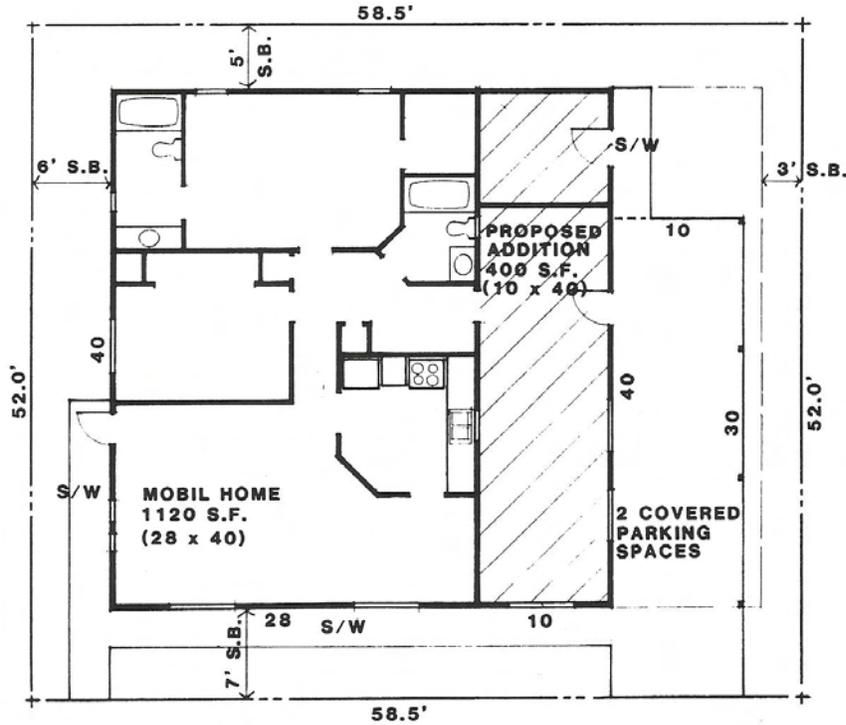
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INTERIOR LOT PLOT PLAN



NOTES

1. 2 COVERED PARKING SPACES ON SITE
2. AREA OF LOT SHOWN IS 3,042 S. F.
3. BUILDING COVERAGE IS 59.8% OF LOT AREA
4. BUILDING AND HARDSCAPE COVERAGE IS 69.1%

COMMUNITY DEVELOPMENT
 APPROVED PLANS
 CITY COUNCIL
 DATE: 3-19-1990
 WITH STIPS: YES NO

290-2

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PRIOR ALTERATIONS OR CONSTRUCTION, WHICH DO NOT MEET THE PRESENT BUILDING STANDARDS OF THE ARC (Grandfathering April 4, 2004)

Improvements may be found in *The Wells* that are different from the standards set out in this manual. In other words, a previous ARC committee may have approved certain improvements that the present ARC committee would now reject. Improvements may also be found that were completed without any ARC approval.

The intent should be to call for compliance on all new applications with the current practices, as set out in this manual, and not demand that previous improvements, which do not meet the present standards, be brought into conformity with the present CC&Rs or the Mesa Municipal construction codes.

At all times, remember, the purpose is not to enforce violations of the CC&Rs of *The Wells*. The job of enforcing violations of the CC&Rs should be left to the **WHOA** Board of Directors or maybe to each individual homeowner (see CC&R Sec. 10.1 to 10.3).

The duty of The ARC is set out in Sec. 8.1 of the CC&Rs as well as in the resolution of the of the Board of Directors establishing the ARC to implement the said Sec. 8.1. (See minutes of the Board of Directors which were approved April 17, 1996.)

Improvements which at one time met the building codes of the City of Mesa, AZ and were proper under a prior CC&R at the time that the improvements were completed, and which building codes or CC&Rs have since been changed, will be considered acceptable by this committee as if under a “Grandfather Clause”. However, if a major hazard or health situation is indicated because of the prior improvement, it should be promptly called to the attention of the **WHOA** Board of Directors. Any improvement that has been made without the approval of the ARC will be reported to the Board for inclusion into the file for the offending residence and such other action as the Board may wish to take.

NOTE: This statement is made at the start of these practices rather than repeat it at each point that might involve a “grandfathering” explanation.

GROUP 1 SETBACKS AND LOT COVERAGE

(HOMES AND CEMENT)

A “setback” is a requirement that prohibits weight bearing improvements within “so many feet” of the property line. The building setback requirements of the City of Mesa should be reviewed when a home enlargement or an additional covered (under a roof) parking space or patio is requested. (See STAFF REPORT, dated February 15, 1990 before the PLANNING & ZONING BOARD MEETING). The number of feet varies from the boundary line involved as will be set out below. THERE IS NO PROHIBITION IN THE CC&Rs THAT REQUIRE AN OBSERVANCE OF A SETBACK.

I. SETBACKS IN GENERAL:

A. A basic setback drawing was furnished to the ARC by the City of Mesa Planning Department which may be found elsewhere in this manual. The drawing provided that there would be no building within:

1. Seven (7) feet from the front boundary line to the house, but not counting a bay window if it protrudes into the setback area.

2. Three (3) feet or six (6) feet from the side property lines (with the houses to be situated so that there would be nine (9) feet between houses – with the narrow setback of one lot being next to the wide setback of the adjacent lot).

3. A nine (9) foot setback is provided for corner lots along the long side of the house.

However, the above measurements do not state the actual setback situations for all houses in *The Wells*. Three different developers and a change of the park design from having a house only on one lot, to having a house on: (1) a lot and a half, (2) double lots, and (3) condominium homes (two houses on two lots but with a common wall) caused changes in the setbacks allowed by the City of Mesa. All houses as originally constructed have been approved by the City of Mesa as to the setbacks.

B. All setback measurement are made from the property line to the nearest stress supporting unit of the house, or the intended improvement, at ground level (with the exception being that a “bay window” is not counted). Measuring from the fascia (the last extension of the house or intended improvement which would include the roof overhang) would be an incorrect measurement since the City allows for a limited “overhang” into the setback area (see general discussion in the GENERAL OVERVIEW at the beginning of this manual).

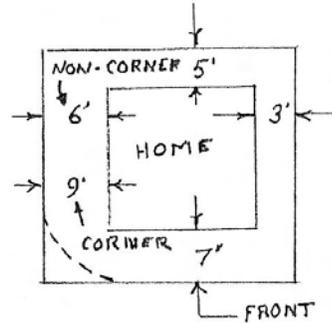
C. In addition to the city’s “setback” requirements, it is pointed out that on the Plat for *The Wells* there also exist utility easements in many of the same areas as the setback requirements. Some utility easements along the outer wall for *The Wells* are eight (8) feet wide. No construction should be allowed by the ARC in a utility easement.

The Wells Architectural Review Committee Manual

To Architectural Committee The Wells
 From: Dan Hansing
 Mesa Planning Dept.
 Mesa AZ,

Current Date 5-16-96
 Up dated 3-31-97

1. SET BACKS - Mid block and corner
 - A. 7 ft street to front of home
 Do not measure from a bay window.
 - B. 5 ft. from rear of house. If at a outer wall, the 10FT utility easement is not part of the setback.
 - C. 3 ft. and 6 ft. at sides for mid-block homes. {Normally a 9 ft, spacing between two houses}
 - D. Corner homes use a 9 ft. instead 6 ft. side setback to provide safe corner visibility.

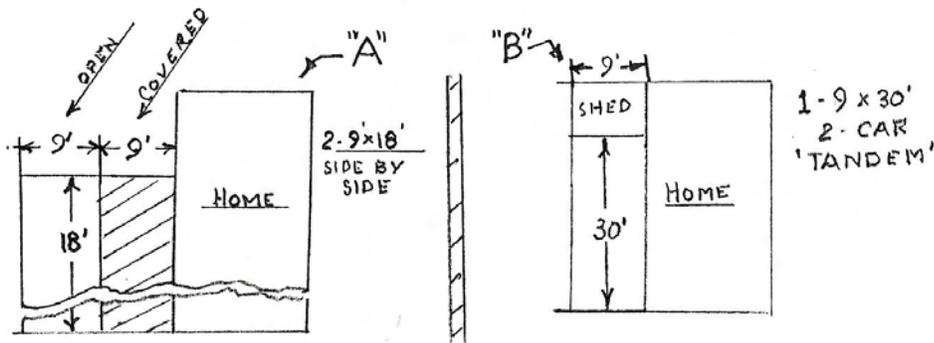


LOT GROUND COVER

- A. Roof coverage including carports - 62% or less.
- B. Roof plus all concrete coverage-including the driveway - 75%

PARKING REQUIREMENTS

- A. Minimum - 2 - , 9 x 18 ft. concrete pads, side by side, with at least one 9 x 18" ft, pad covered. {see sketch "A" below}
- B. Or a minimum 9 x 30 ft. tandem parking space with at least 1, 9 x 18 Ft. space space covered. {see sketch B below}
- C. Corner lot side by side parking can be seen on setback drawings for homes such as The Montego home, or other home models set on corner lots. { Check drawings in Master Plan No. book. }
- D. When in doubt as to proposed parking requests, the home owner is to clear his project with the City of Mesa Planning Dept. after the ARC review.



II. LOT COVERAGE:

A. There are two limitations, required by the City of Mesa concerning the percent (%) of the lot that can be covered. These are:

No house with all of its rooms and covered parking shall not exceed 62% of the area of the lot.

1. No house (with all of its rooms), the car port(s) and patio, the car parking pad, and all cement walkways and driveways shall not exceed 75% of the area of the lot. Patio blocks will be treated the same as concrete.

2. In determining the limitations on the covered improvements which can be allowed, first make a determination of the square footage of the lot as if undeveloped. Next, determine the square footage of the improvements as exist and with the anticipated new improvement. If this last measurement is more than the limitations set out in paragraph A above, the City of Mesa will not give a building permit, and the ARC should not grant its authorization for an improvement.

Group 2 PARKING

Car/Truck Parking

The parking rules/regulations for *The Wells* are established by the City of Mesa code. The stipulations below are taken from that code:

1. Each lot shall have two off-street parking spaces, one of which must be covered.
2. Each space must be not less than 9 ft by 18 ft, the latter being measured from the front of the house. Two spaces can be side by side with one space covered and one uncovered. However, if both spaces are covered and one is in line with the other, then the two parking spaces can be not less than 9 ft by 30 ft being measured from the front of the house.
3. The parking spaces shall not project into the front or rear set back areas of the lot.

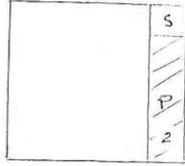
Plans cannot be approved if a *covered* parking area invades any setback area since such a parking area will require weight bearing posts to be placed in that set back area. However, if an uncovered parking area invades a set back area (even up to the property line) the parking pad may be approved unless more than 75% of the lot area becomes covered with impervious material.

The Wells Architectural Review Committee Manual

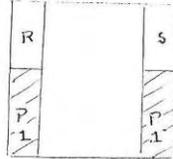
A building permit from the City of Mesa is needed for a few covered installations, and that space must be paved with four (4) inches of concrete.

WELLS ACCEPTABLE PARKING ALTERNATIVES

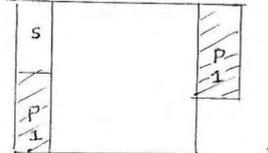
Two parking spaces are required - one may remain uncovered - open pads in setback areas must remain uncovered - all additions must comply with structure and location positioning as called for by City Master Plans - all setback standards shall be met - and all non-standard parking proposals shall have approved variances from the ARC and City prior to construction.



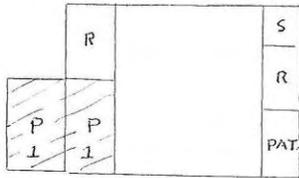
2 spots tandem - one side parking - both covered



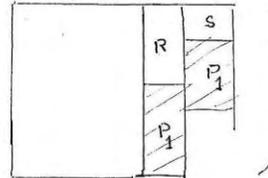
2 spots covered - one each side - a 18' spot ea. side.



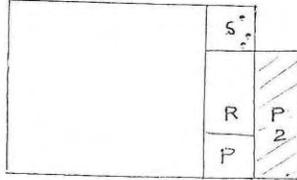
2 spots on corner home - 2nd added, may be open. - must sit back for safety viewing.



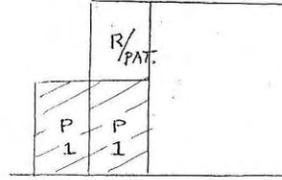
2 spots - one covered in front of a room. - other open.



2 spots - added spot on long side can be open - must not limit corner safety view.



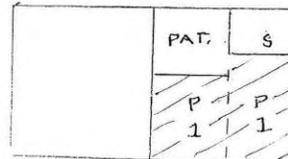
2 spots in tandem - to one side both covered or open.



2 spots - 1, covered, 1, open home with only one cover - was a 30/40 tandem set up.



2 spots tandem on double carport home - both cars under one cover.



2 spots covered under a double carport roof- with or without center posts

CODE -- P = parking spot covered or uncovered, R = room addition, S = shed, may or may not be in position sketched, P = open patio area. Any parking layout may be in mirror image.

Golf Cart Parking

Adding a full 9' x 18' cement pad (required for an automobile) for parking a golf cart may be undesirable due to cost or not acceptable because more than 75% of a lot area would be covered with impervious material. Consequently, a five foot (5) wide by seventeen foot long track will be approved by the ARC (see Fig. 6) for parking the cart.

To allow parking of carts at residences, water absorbing, flow-through, wheel tracks (paths) can be considered under the following standards:

- 1) Two wheel paths, ~ each line of the path must be 12" wide with spacing between that accommodates the cart wheels. However, this space cannot satisfy the two space provision for cars and the cart parking simultaneously.
- 2) Path material must be porous and able to pass water to the ground.
- 3) The "pad material" can be cement block or porous tile (not glazed tile).
- 4) Mortar is not to be used for holding the pad material (blocks) in place.
- 5) Path lengths shall be limited to not over 17 feet as measured from the street in front of the home.
- 6) Automobiles must not use one cart path with another concrete area in order to have an off-street car parking area.
- 7) The 7 foot setback may be paved in the same manner as the cart-parking area, but may not be used as the parking spot itself. Total cart path length will be the 7 feet of the setback plus 10 feet of additional path length (a total of 17 feet from the curb).
- 8) The first cement block/tile is to be set with its top at curb level. Succeeding blocks may rise with grade and maybe set progressively higher until only the ground cover stones hold the blocks in place, Fig. 6.
- 9) The two path golf cart-park is to be considered a "temporary installation" and subject to removal for cause.

NOTE: Upon transfer of ownership of property Temporary Parking Pads may be required to remove.

FOR CHANGE OF ROOFING:

A change of roofing from asphalt to lightweight tile must have the roof structure evaluated as to the ability to support the changed load. This is needed to insure “structural integrity” (an unimpaired condition or stability).

CONCERNING AN ENERGY SAVING ROOF COVERING: Flat Roof Only

1. An energy saving roof covering consisting of flow (foamed) insulating foam, on top of existing roofing can be approved if acceptable installation is assured to the ARC.
2. A simple roll on white reflective coating can be used over asphalt roofing as a temperature controlling system as well as other techniques that have been accepted in the building trade provided structural integrity can be assured.

Group 4 ARIZONA ROOMS – ROOM ADDITIONS & PORCHES

A room addition is a weight-bearing construction to the residence and must meet the building codes of the City of Mesa. Therefore, this construction must have, in addition to the approval of the ARC, a building permit from the City of Mesa. The City of Mesa requires ARC to issue an approval for the “room addition” before its agencies consider issuing a building permit.

Two (2) of the several requirements of the City of Mesa are that the “room addition” be anchored in accordance with *H.U.D. Manufactured Home Construction and Safe Standards (3280.306 Windstorm Protection)*; and shall be structurally independent of the manufactured home itself.

The ARC will inspect the request for a room addition to see that the new construction does not invade the set-back requirements or the requirements for two vehicle off street parking for the lot. The ARC will also inspect the request to make sure the construction and color of the new addition will fit into the decor of *The Wells*.

All approvals of room additions will be contingent upon the applicant obtaining a building permit from the City of Mesa, AZ. No construction shall be commenced until a building permit is obtained from the City of Mesa and ARC approval. Note the CAUTION at the end of this discussion concerning the city fire code.

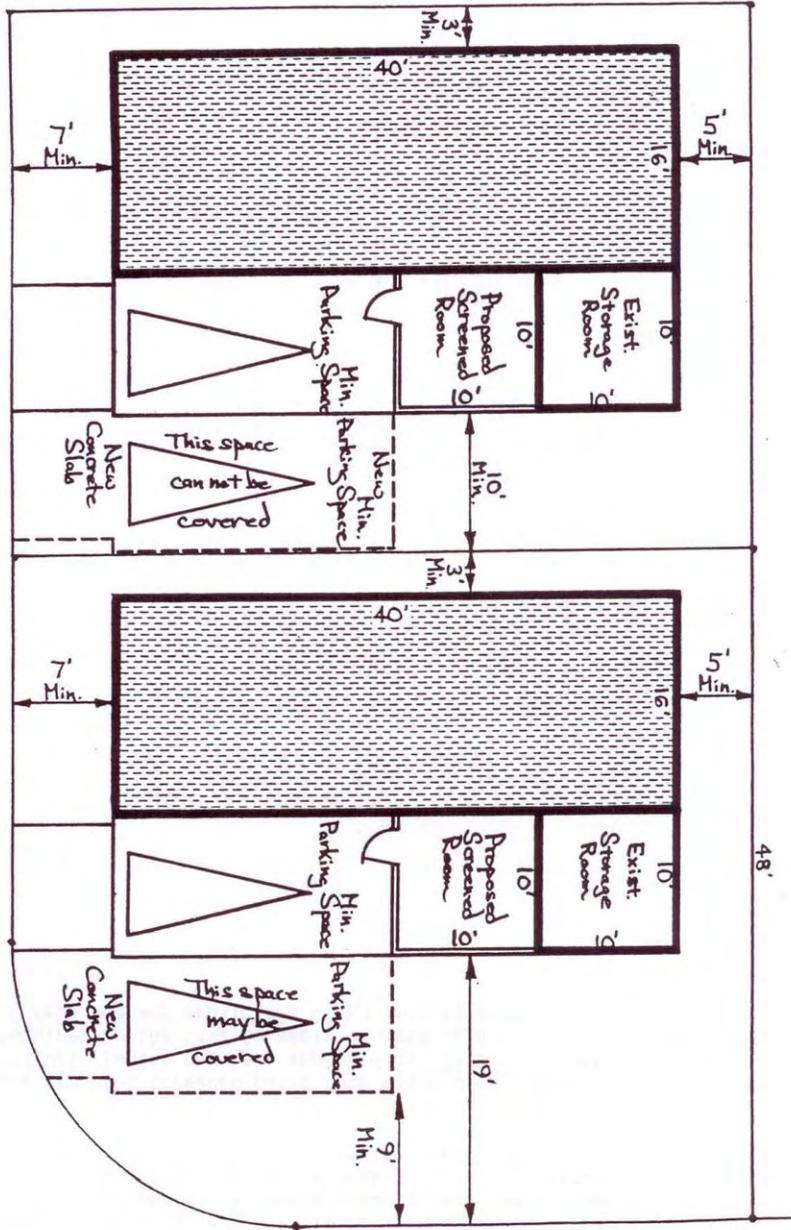
If the proposed new construction will invade a set back area or will or will cause a loss of the required two car off street requirement of the City, the applicant must obtain a “variance” authorization from the City before the ARC will consider the applicant’s request for the room addition.

CAUTION: If the addition (including a shed) should propose a construction that would eliminate the only window to a bedroom, the fire code will prohibit the city from allowing the addition or shed. The fire code requires that there must be at least one window from the bedroom to the outside area.

SCREENED ROOMS

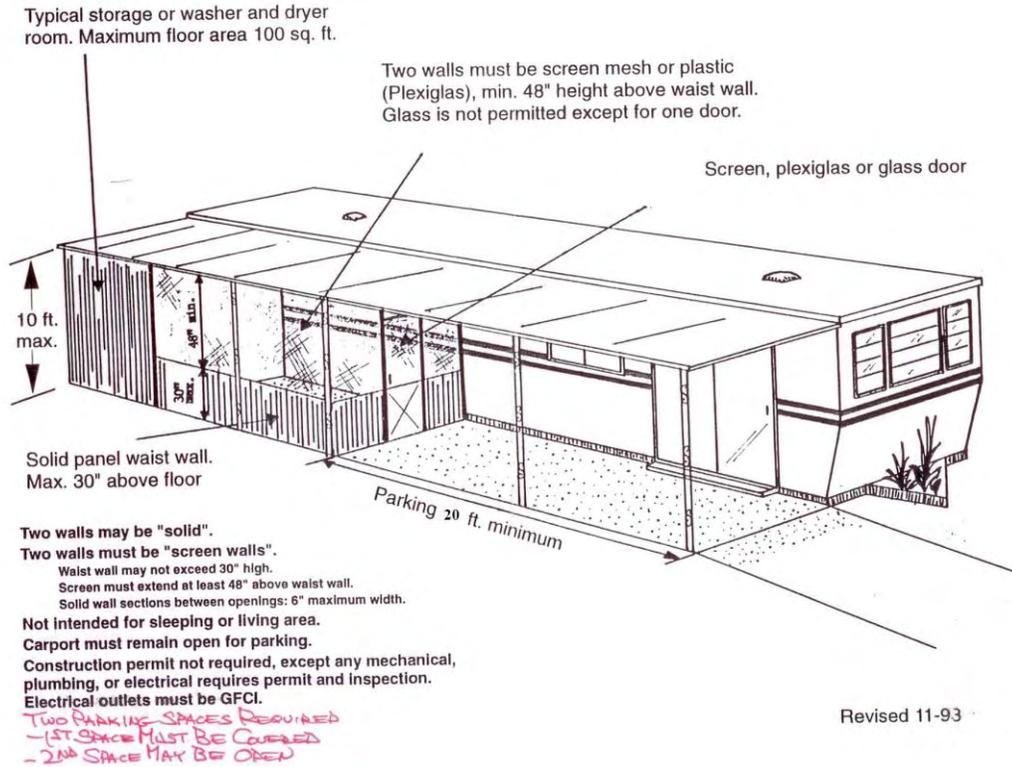
If the request is for a screened porch, and will leave at least 18 feet for covered parking under a covered carport, then this committee can approve the request and require a City of Mesa Building Permit, provided: (1) no new weight bearing structure is to be attached to the home, (2) the screened area will be only on three sides, (3) one wall will be solid weight bearing wall such as a shed wall or a home wall, and (4) the remainder sides of the screen room which are to be completed will have “knee walls” not higher than 30 inches with the remainder of the sides being of appropriate screening material. References for this type of construction should be the Letter dated August 8, 1986 to Kwai Hsue (a former developer of *The Wells* on file in the HOA office. To differentiate this type of construction from a “room addition”, it will be referred to as a “screened porch”.

TYPICAL SITE PLAN FOR SCREENED PATIOS





Screen Patios
Uniform Building Code Chapter 49: Patio Covers
Mesa City Code



Group 5 CARPORT ENLARGEMENT

The Mesa MPN Data related to carport additions will also give assistance to the ARC members in meeting the requirements of The Mesa Master Municipal Code. The plans set out the possible locations and specifications for the construction of covering on the covered carports (the number of rafters, the number of posts, the strapping, the material for the roof, etc).

The homes, as originally constructed by the builder, and approved by the City of Mesa, generally fit into the following categories: (1) A long covered tandem parking space of 30 feet, (2) Two side by side parking spaces with at least one space covered, and (3) One parking space on one side of the house and the other parking space on the other side of the house with at least one being under cover.

ENLARGEMENT CONSIDERATIONS – Expansions or Additions

1. There should be a review of the set back areas to see that there is no encroachment into the setback, with weight bearing construction. A parking pad can be poured up to the lot line if it has no cover.
2. All parking places planned must meet the minimum requirement for length and width, i.e. 9' X18' for one space, and for tandem parking the two car spaces may be 9' X 30'.
3. The maximum area covered by the house, (carport(s), patio, parking pads, and shed) can not exceed 75% of the square footage of the lot.
4. An uncovered parking pad can be poured into a setback area, but no weight bearing construction can be placed over the pad.
5. A request for a parking pad roof to be extended out from an existing covered parking pad can meet the City of Mesa Building Code if there is no intrusion into the setback area by the supporting posts. The roof of the extended cover may encroach up to 1/3 of the way (cantilever) into the setback area with a maximum of only one (1) foot into the three (3) foot and five (5) foot setbacks.
6. The parking pad must have a minimum thickness of 4 inches of concrete (City of Mesa Code).
7. Pads that will have roofs must have additional footing at the posts' locations as well as have the posts properly anchored.
8. Parking spaces may not be enclosed. (See City of Mesa Code). However screens and lattice have been allowed to be installed along the side of covered parking areas. The use of screens and lattice can not cause the carport to be "enclosed".
9. Any expansion or additions that will encroachment the two car parking set back must be movable with wheels and hinged to retain the 30' foot parking set back. Only screen or lattice material. You must keep no less than 25' feet of parking. It must be framed with 2x4s and painted to match the existing home colors. This area can never be made livable or permanent and be removed upon transfer of ownership or sale.

NOTE: The Mesa Master Plans now available, while informative as to placement of carports and pads, have specifications set by a building code that has been superseded by a newer code. Up-to-date engineered drawings can save the homeowner the expense of paying for his own drawings. A building permit is needed from both the City of Mesa and the ARC for a new covered parking area. No City of Mesa permit (only an ARC permit) is required for a non-covered parking pad.

Group 6 OTHER BUILDINGS ON PROPERTY

Authority for placing a building other than a residential unit onto a lot in *The Wells* is contained in The CC&Rs (Sec. 3.5 referred to is a “shed”, “storage room”, or “accessory building”).

The following limitations on the construction of the accessory building or shed are:

1. The shed shall not eliminate the need for two off street parking places.
2. The shed must be placed under a carport roof. A free standing “shed” should not be permitted since it is not under a covered carport.
3. Before construction, permission from the ARC as well as a building permit from the City of Mesa, Arizona must be obtained. The request for a city building permit must have the MPN of the manufactured home, when available, on the application. (see CC&R Sec. 8.1.)
4. The location of the shed and its dimension must be shown on application for construction to the ARC. The shed must not be constructed in any back areas.
5. The material for the “storage room” should be of the same material as the residential unit (hardboard, wood, or lap siding) and not of metal, brick or stone. (See CC&Rs Sec.3.7) The “shed” must be painted the same color as the residence.
6. Should electrical facilities or plumbing facilities (i.e. a water softener) be placed in the “shed” there must be a compliance with the City Building Codes.
7. External storage boxes will be of a plastic (resin) material only. These storage boxes are easy to assembly and very durable for the Arizona climate. Only one storage box will be allowed on any one property. The location for these storage boxes will be at the rear of the home mounted on the concrete slab against the house. Two sizes of storage boxes are allowed.



52" wide x 32" depth x 77" high



54" wide x 26" depth x 34" high

Group 7 WALLS, DECORATIVE BARRIERS AND FENCES

The following regulation pertains to limits and acceptable construction practices for walls or protective/decorative barriers on or about homes or community property at *The Wells*. (See CC&R Sec. 3.24)

1. The City of Mesa, Arizona considers all ‘wall type’ structures as “walls”, regardless of height. In other words, if there is any height to a concrete stone barrier (such as is common property along the common property lines of the lots in *The Wells* “walls” as being a construction with a height in excess of 24 inches, lower structures will be defined as “decorative barriers” or a “plant-confining barrier”. All decorative barriers will require ARC approval before installation.
2. All decorative barriers will require individual footings, with the exception of lot line barriers, frame knee-walls for screened porches, or low wood decorative barriers between carport posts. These barriers may not exceed 24 inches in height (8 inches in height for lot line barriers). External finish of wood barriers shall match the home and be painted to match home colors. Block or brick barriers on open ground will require footings.
3. Decorative barriers between homes, such as along property lines, shall not exceed 8 inches. This type of barrier may be used around trees for irrigation purposes, also. No footings are required for these low concrete strips or brick barriers.
4. Lot line barriers will be approved for water or stone control but are limited to 3 courses of brick or block not exceeding 8 inches in height. Though the city calls these barriers “Walls”, the City of Mesa agrees that these low decorative barriers will not require footings. The color of the barrier is the owner’s choice, subject to the ARC’s approval. A color similar to the front planter barrier is suggested. These low stone control carriers must not alter basic grading and/or water run-off.
5. Only *The Wells* perimeter wall shall exist as a 6 foot property defining wall and cannot extend higher than enclosed structures. Raising the outer wall is prohibited without Board approval.
6. Fence spikes, razor coils, etc. are prohibited by City of Mesa ordinance for areas such as *The Wells*. (See City of Mesa Municipal Code).
7. No changes to presently existing non-conforming walls or barriers will be demanded of the owners unless there is shown that the said wall constitutes a hazard.
8. Block barriers outside carport pads (as for a screen attachment base) shall have their own cement footings, shall be limited to 30 inches in height and shall have a footing two (2) inches wider than the block to be used.
9. Curb-side planter barriers shall not go in excess of two (2) inches higher than a home’s front sidewalk. The barrier is to have a non-sloping top line at the back of the planter. Step down ends are to be approved as needed to match the grading of the planter. Railroad ties or wood products NOT allowed.

10. Decorations, clotheslines, or brackets may not be added to outside perimeter walls. At no time may drilling for anchors be permitted on the park perimeter walls of homes without the approval of the ARC.

11. Decorative planting along the inside of *The Wells* outer wall may be approved but must not cause a significant leaning force against the park's wall. Care and planning should be taken to avoid damage to utility wires and piping in this "easement zone". Should the utilities that exist in the easement need repair, the plantings will have to be removed for the repairs by the homeowner at the owner's expense.

Group 8 AWNINGS, SCREENS AND EXTERNAL SHADES

A. AWNINGS:

1. All window awnings shall require ARC approval.
2. Color is to be noted on ARC change requests for awnings only as an aesthetic consideration. White or cream colors are acceptable, as are awnings matching the trim of the home. Colored accent stripes along the forward and edge of the awning are acceptable but should harmonize with the other home trim when possible.
3. Awnings mount anchoring should be such as to provide adequate safety against wind-gusts damage. Industry-recognized mount brackets should be used.
4. If awnings are removable, as for seasonal change, out of sight storage is mandatory.

B. SCREENS (WINDOW, BUG AND SUN)

1. Bug screens are generally a built-in window feature and will need no special ARC consideration.
2. Sun Screens – an owner add on option
 - a. Black, fine louvered or sunscreen fabric mesh is acceptable for mounting on home windows
 - b. Metal screen framing – generally white – is considered standard.

However, an owner may match home trim colors if desired. The color of the frame should be noted on the ARC change request for approval.

C. SUN SHADES – FIXED OR ROLLED UP

This section on shades will be the basis for a discussion concerning compliance with CC&Rs and aesthetics. The shades most likely to generate questions will be the vertically mounted or roll-up type intended for installation along carports or along patio areas.

1. Frame mounted aluminum louvers or frame mounted heavy nylon screen material (black, gray or tan in color) are endorsed with approval by this committee. Light metal frames may be hung from carport beams/roof joists and have the bottom anchored to posts or decorative barriers/planters. No installations shall violate setback rules. Bottom anchoring in the setback area will require a building permit from the City of Mesa, AZ before being permitted.
2. The roll-up/down type of shade made of nylon mesh or bamboo with a bottom based metal tube and having fasteners at intervals to the vertical post supports for carports are acceptable.

Group 9 PLUMBING AND ELECTRICAL WIRING

Every application for an addition, an improvement, or installation of an appliance must take into consideration whether there will be plumbing and electrical wiring involved with installation. If plumbing and electrical and electrical wiring will be involved, it is quite probable that a City of Mesa Building Permit will be required.

PLUMBING:

The ARC is concerned only with external pipes. The internal connections to existing water lines are the owner's responsibility. The duty of the ARC concerning external piping is to see: (1) that the installation will comply with good plumbing practices, and (2) how the installation will appear to the other residents in *The Wells* from an aesthetic point of view. Concern should be given to insure there will be no leaking which would cause a major loss of water or water damage.

The ARC should look at:

1. External water lines should be protected from physical damage (rupture) by being hit.
2. The incoming water lines must be strong enough to resist the heavy water pressure found in *The Wells* water system.
3. External vertical water lines are to be avoided whenever possible. The lines shall enter or leave the structure at as low a point as is practical. The water line must be painted to match the structure.
4. Drain lines, as used for water softeners or sinks, must tie into the house main drain system. Water from softeners and sinks cannot be dumped onto the ground.
5. Plant watering systems (Drip systems and the like) must be tied into the main water system in one of two ways, namely:
 - a. If no "in house timer control" for the solenoid is used, a "water flow timer" shall be placed between the home water source and the plant drip system water input.

- b. Manual water shut off valve is not considered as an acceptable “turn off control” due to the possibility of forgetting to turn off the water which might cause flooding of surrounding lots or street.
6. A garden hose is not acceptable piping to any item such as a water softener or mister system (a device for cooling by using water mist and which is usually placed around a patio).

Group 10 EXTERNAL LIGHTING – HOUSE & GROUNDS

This practice deals with external lighting not supplied by the homebuilder’s basic entry lights which are controlled within the residence. Most added external lighting, other than seasonal (i.e. Christmas) decorative lights, should be approved by the ARC before installation.

GENERAL:

1. External lighting should not be of such intensity or focused as to be a bother to neighbors. (See CC&Rs, Section 3.14)
2. Lights may be added to a home when additional security lighting is desired but should not be such as to result in wide area continuous illumination of neighboring property.
3. External lighting may be either day/night sensor controlled (photosensitize) or operated by motion sensors. Motion sensors should be adjusted against unnecessary activation of lights when cars or pedestrians travel the streets.
4. Outside security lights should generally be installed under the roof at parking areas, unless being used for illumination along the park perimeter walls. Such rear lighting may be un-shielded and may be of variable intensity if controlled by motion sensors.
5. Low voltage walkway lights will generally be approved so long as high intensity tree or shrub bulbs are directed away from streets or neighboring homes.
6. Lighting on flags on vertical poles is acceptable so long as the light is baffled to provide only vertical illumination.
7. Wiring for 120 volt external lighting shall be a suitable gauge for bulbs wattages involved. Underwriter Laboratory (U.L.) approved components are required and should be installed according to the City of Mesa Municipal Code.
8. Softly illuminated house numbers are an acceptable means to assist persons in locating the correct house at night

EXTERNAL LIGHTING

External lighting here means any outside lighting that was not included on the original house when it was placed on a lot and which is controlled within the residence. Added external lighting, other than seasonal decorative lights, must be approved by the ARC before installation.

The Wells Architectural Review Committee Manual

All external lighting shall be of such intensity and be directed so not to be obtrusive to neighbors. Similarly, new security lighting must be added to a home without creating wide-area, continuous illumination of neighboring property.

External lighting may be either day/night sensor controlled (photosensitize) or operated by motion sensors. Motion sensors must be adjusted against unnecessary activating of lights when cars or pedestrians travel the streets. Security lights must be installed under the roof at parking areas unless they are to be used for illumination along the park perimeter walls. Such rear lighting may be unshielded and may be of variable intensity if controlled by motion sensors.

Low voltage (6 to 12 volts) walk way lights generally are acceptable as long as high intensity tree or shrub bulbs are directed away from streets or neighboring homes. Lighting on flags on vertical poles must be baffled to provide only vertical illumination.

Wiring sizes for 110 volt *external* lighting shall be of a suitable gauge; Underwriter laboratory (U.L.) approved components are required and must be installed according to the City of Mesa Municipal Code.

Softly illuminated house numbers are an acceptable means to assist persons in locating the correct house at night.

ELECTRICAL:

1. All electrical work must be done as called for under the under the City of Mesa Building Codes.
2. All electrical components which are used must be defined by Underwriter Laboratory (U.L.) or equivalent code standards.
3. No “on surface wires” are to be permitted. All buried wire, unless designated for direct burial shall be suitable conduit.
4. No exposed wire may run up or along the outer wall of a home. All such wire shall be placed in protective conduit. Wiring that runs between a home and a shed shall be in protective conduit, and shall be wired to code on the inside of each structure.
5. All major internal wiring – as from a circuit breaker box to a remote junction (“J”) box in a shed or screened room will require a City of Mesa Building Permit.

NOTE: Because of the extent and complications of wiring codes, the applicants should be strongly advised that the electrical wiring be done by a licensed contractor. Professionally installed electrical lines will be less likely to encounter claim difficulties should a claim be made against the insurance carrier for payment of a loss caused by the electrical wiring system.

Group 11 FLAG AND FLAGPOLES AND FLAG ETIQUETTE

Two flag poles, which are not longer than six (6) feet in length, that use mount brackets attached to the front of the home, will not need ARC approval for installation. One flag pole can be used for United States flag and the other, should a resident wishes two poles, can be used for a flag from a home state or country.

Vertical flag poles, not greater than 20 feet in height, will require ARC approval for installation. The ARC committee needs to insure that installation of the flag pole will not damage or interfere with underground utilities. A drawing should be submitted as to the location of the intended flag pole in relation to the house and property lines; and the pole base should be sufficient to withstand the wind load (pressure) for two reasonably sized flags. The pole must be at least 18 inches from the residence, carport, or shed while under reasonable wind load.

If flags are to be flown at night and are to be lighted, the wiring, light sockets and voltage are to be set out in the request for installation of the flag pole. Flag lighting is not to be in violation of CC&R Section 3.14.

All recognized flag etiquette (The Flag Code) must be observed.

Group 12 TV–RADIO–HAM ANTENNAS–DIGITAL DISH SYSTEM

As a general practice, Radio and wire TV antennas, which are mounted on the outside of a home, will be denied approval for installation (see section 3.21 of the CC&Rs). However, the Digital Satellite System Television Dishes (Referred to as DSS dishes) are not considered to be an “antenna” in the terms that are prohibited by our CC&Rs.

ANTENNA PRACTICES AND DIGITAL SATELLITE SYSTEMS

1. Approved antenna reception for TV is limited to the existing cable network now contracted by *The Wells* with COX COMMUNICATIONS and the Digital Satellite Dish authorized by the Federal Statute, the Federal Regulation (FCC 96-328) and *The Wells* Board Resolution on the subject (Resolution of May 22, 1998).
2. TV roof antennas or ham radio antennas for reception and transmission will not be authorized (other than a DSS dish). Conduit for the wires of the DSS dish must be used on all outside wire).
3. NO wall antennas (other than DSS dishes) will be approved for outside mounting. DSS dishes must use conduit on all outside wires.
4. DSS dish installations shall be mounted to the rear of the residence and not higher than the lowest eave line of the house. The outside wires to the DSS dish must be encased in a conduit pipe which is securely fastened to the house. While the requirement calls for positioning the DSS dish in an unobtrusive manner, the ARC may make minor variations in order to allow good reception.

5. At points where the present Cox TV cable network crosses a yard, as from the utility box, the cable must be protected from snagging, tripping or power tool damage.
6. Any Cox TV cable which crosses a yard shall be in a trench and buried at least six (6) inches below the surface.
7. All Cox TV cables must be installed in accordance with Mesa and Arizona electrical codes.
8. If you use “rabbit ears” or other devices, which are not noticeable from the outside of your home, these are permissible and no ARC approval is required.

RESOLUTION CONCERNING SATELLITE COMMUNICATION DISHES

Because of the broad FEDERAL COMMUNICATIONS COMMISSION (FCC) regulations which encourages the use of SATELLITE COMMUNICATION DISHES for general dissemination of information, and because *The Wells* has no standards with regard to the implementing of the FCC’s regulations dealing with the installation of SATELLITE COMMUNICATION DISHES,

IT IS HEREBY RESOLVED that the ARC for *The Wells*, is authorized to approve installation of SATELLITE COMMUNICATION DISHES, using the following guidelines:

1. The maximum size of the Dish shall be not greater than 18 inches
2. The Dish shall be mounted at the rear of the residence
3. The Dish shall be a neutral gray color
4. The Dish shall not be mounted greater than the size of the Dish over the lowest eave line of the residence
5. The Dish must be mounted on a solid wood or metal brace attached to the residence
6. Wires from the Dish must be in conduit and enter the residence at the closest convenient place. The conduit must be securely attached to the residence
7. The Dish must be installed in an unobtrusive position and manner
8. The homeowners must obtain permission from the ARC before commencing to install a Satellite Communication Dish
9. The installation of a Satellite Communication Dish will not relieve the homeowner from the duty to pay full homeowners’ dues, and which dues include a discounted bulk rate for cable television for all homeowners.

10. The ARC may make minor changes in the above standards when necessary to obtain a good connection for satellite communication.

THE WELLS RESOLUTION

DATE: May 22, 1998

No. 98-000006

Group 13 AIR CONDITIONERS – NON-EVAPORATIVE

Non-evaporative air conditioners (A/C) are standard accessories to the homes in Southern Arizona. In *The Wells*, this is the predominant means of cooling the residence. The three primary types of non-evaporative coolers are:

1. **STANDARD COMPRESSED GAS UNIT:** Cooling is created by first compressing and then decompressing gas in a metal coil. Compressing the gas causes heat, which is blown into the outside air. Decompressing the gas causes coldness and the warm air from the house is then blown through the cooled coil of gas which then is returned to the house. This standard unit has no heating capacity. (For simplicity, this type of unit will be referred to as a “refrigeration unit”.)
2. **HEAT PUMP AIR CONDITIONER UNIT:** A unit that cools as a standard compressed gas unit (item # 1 above) but also utilizes the heat generated by compressing the gas. Cool air is passed through the compressed gas coils in this type of unit and is heated by the compressing gas in the coils. This warmed air is sent to the house instead of being released into the outside air. This is a simplified statement of a complex unit but these types of units are becoming very efficient.
3. **COMBINATION UNITS:** This type of unit has both the cooling unit (refrigeration unit) described in paragraph #1 above, to project cool air into the house and also has a set of electric heating wires similar to an “electric space heater”. The cooling of the house is similar to paragraph #1 above, but the heating of the house is by having the cool air pass over the hot electrical wires of the unit before being sent inside the house.

GENERAL:

1. The **WHOA** Board of Directors passed a resolution that will allow “small” A/Cs (refrigeration units) to be mounted not higher than 36 inches from the ground (referring to the top of the unit) and can be placed only on the back wall of a house or on the front wall within a carport or patio.

2. No side wall, and no front wall which is not under a carport or in a patio of a house, is to have a “small” air conditioner installed on it, and at no time will external supports (stilts or raised platform) for this type of unit be permitted.
3. Requests for the installation of non-evaporative coolers are usually made to the ARC when a room addition (a new room is affixed to an existing house) and the new room addition is not provided with an extension from the existing unit which is cooling the house (i.e. no new air ducts are run from the existing cooling unit to the new room), and the owner wishes to cool the new room with a “small”, wall type non-evaporative cooler.
4. If a new add-on room is installed under the City of Mesa “MPN, (a pre-engineered and approved room or carport design) provisions require that 250 volt wiring be installed for a wall/window air conditioner on the back of the room.
5. This type of air conditioner may be mounted at the front of an add-on room but it must not enter into the required 18 feet for the parking of a vehicle. If the parking area will be shorter than 18 feet after the installation of an air conditioner, then the request to install the air conditioner should be turned down. (See GROUP #11 for the requirements on parking spaces)
6. Evaporative coolers will not be allowed.

Group 15 EXTERNAL APPLIANCES (Water Softeners– Washing Machines, Dryers, etc.)

Water softeners, washing machines, and clothes dryers must be placed inside a shed or inside a residence and meet the standards of the City of Mesa for plumbing and electrical wiring.

Other appliances that would meet the same prohibition as the above would be: (1) table saws, (2) air compressors, (3) electric generators, (4) lathes, and etc. The carport or parking pad is not to be used for the permanent placement of such appliances or machinery.

If any of the above appliances are installed in a shed, the plumbing and wiring hookups must meet the standards set out in Group No. 9 in this ARC Manual as well as the codes for the City of Mesa. Installation of plumbing and/or electrical wiring requires a city building permit.

Group 16 DECORATIONS, SIGNS, AND TRIM ADDITIONS

A. FORBIDDEN ATTACHMENT PRACTICES:

1. No add-on structure rising above the fascia level is allowed.
2. No attachment in excess of 20 pounds shall be added.
3. Any attachment is forbidden on the street-facing side of the house without prior ARC approval. But see “C” below for decorations that do not require approval.
4. No signs other than park –approved signs may be placed on or in front of the homes (such as a “For Sale: sign).

B. ACCEPTABLE ATTACHMENT PRACTICES

1. Lightweight metal decorations, Southwest Figures, or similar designs which added to the exterior of a house, are acceptable without ARC approval. Such items must be secured so that they will not come lose and cause damage by falling.
2. Small resident name plaques are acceptable without ARC approval, but such plaques should not be over 8 inches tall or more than 20 inches wide in overall size.
3. Low mounted yard lights and motion-detector lights, etc. are approved attachments without application to the ARC, but they must be wired in accordance with The Mesa City Building Codes, and the lights must be placed so as not to be irritating to neighbors. Other types of lighting for the yard or garden will require ARC approval.
4. Hose reels (of reasonable size or shape) are considered a normal attachment, however, mounting screws should be into wall studs and not just into the outer sheathing of the house.

NOTE: ARC members will probably find that the above data covers most owners requests in “the attachment” area but unusual requests are to be expected. When very unusual requests are made, such as where heavy weight and/or intrusion into the setback areas are involved, approval from the City of Mesa may be required. No attachment, which is offensive to the moral standards of the community will be placed upon any home in *The Wells*.