

Common Wording for ARC Letters

The common wording in this document is language that is often used by the Architectural Review Committee as part of a conditional approval of an application. This is usually because the application does not explicitly include all information needed to indicate compliance with the Design Guidelines and/or other DWO governing documents. In order to expedite the approval process, rather than requesting a homeowner to amend an application, an ARC member may make a motion to conditionally approve an application with the addition of some of the language below; and meeting attendees may hear "with the addition of common wording #_____".

The application is **CONDITIONALLY** approved **PROVIDED** the Homeowner is responsible for the project as approved by the ARC, communicates Del Webb HOA and ARC expectations to the contractor(s), and ensures that the all work complies with the following:

1. Must be within the established landscape beds.
2. Is no closer than 2 feet from the side property lines.
3. Is no closer than 5 feet from the rear property line.
4. Is no closer than 3 feet from the sidewalk.
5. There are no decorative elements on the door.
6. Aluminum framing must be bronze in color with screen mesh that is charcoal.
7. Shares the garage door track, is retractable, there is no other track or frame attached to the concrete or pavers, and the project conforms to Appendix H of the Design Guidelines.
8. All work must be installed by a licensed contractor, including gas and electric hookup and ground preparation and pad installation; permit(s) shall be obtained prior to start-up of work; and, upon completion of installation, the homeowner will ensure that appropriate landscape material blocks the equipment from a frontal view in conformance with Sections II.E., I and K of the Design Guidelines
9. Must ensure that the property and drainage slope is not altered and the drainage from the downspouts is consistent with the plot plan and according to Section II.A.10 of the Design Guidelines.
10. The rock is between 3/8" – 1 1/2" in size and is earth tone in color(s) with no white or black in the mix.
11. Homeowner is reminded that applications must be submitted and approved prior to any work being done as per Section II.A.1 of the Design Guidelines (unless there is a hazard to the property).
12. Any conduits must be painted to match the side of the house.
13. Any work performed by the homeowner must use appropriate professional-grade materials and must meet professional standards and appearance.
14. The tree(s) may be installed no closer than 2 feet from the side property lines, 3 feet from the front property line and no closer than 5 feet from the rear property line. Homeowner is required to conform to Section II.C the Design Guidelines and Item (o) in EXHIBIT "C" of the Amended and Restated Use Restrictions of the Community Declaration with respect to tree maintenance and the cleanup of debris (including fallen fruit).