

Mesquite Springs HOA, Inc.
Architectural **Guidelines**
Updated August 9, 2018

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All garages or covered carports are to be 370 square feet (SF) minimum per CC&R (4.5), with fascia on the front and the back. City ordinance for manufactured homes ([HTTPS:IICottonwoodaz.gov](https://www.cottonwoodaz.gov) search: section 417.E.13.C, attached) states: © "all driveways (A driveway is defined as approach and pad.) shall be paved with concrete, paving stones, masonry or similar permanent hard surface materials. Just a reminder that garages and carports have to be attached to the home, and built within 1 year of home completion or possession.

2 *Landscapes for the front yard, has to be completed within 90 days of home placement (CC&R 3.08). If front yard can accommodate a tree it is at the owner's discretion, but the 5 1-gallon plants are required per CC&R (3.08)*

3 *New Construction - Homeowner/Contractors are responsible for obtaining a covered dumpster or trash container to keep the site clean of debris on a daily basis for the duration of construction, and they are responsible for **Erosion Control** (no run off of dirt from the rain, straw bales/rolls required.).*

4 *All homes coming into subdivision are to be at least 1,200 SF, and 1 story only, with hose bib located on home. Front porches and Patios should be 160 sf minimum, pre-manufactured homes with porches are acceptable towards to 160sf.*

5 *No HAVC or swamp coolers of any kind on roofs, that can be seen from the street or neighboring lots.*

6 *Propane Tanks can not be visible from the street or neighboring lots.*

7 *Outside lighting must comply with **dark sky lighting** ordinance. (City Code 408, section H).*



Thank you the Architectural Committee

Updated: 08/09/2018

CERTIFICATE OF PROMULGATION OF ARCHITECTURAL GUIDELINES

I, Chrystalyn Salavessa, the Community Manager of Mesquite Springs Homeowners Association (the "Association"), hereby certify that I sent the Architectural Guidelines by mail or email to all of the owners of record as of August 16, 2018, an approved copy of the Architectural Guidelines adopted by the Association's Board of Directors on August 14, 2018.

DATED this 16th day of August, 2018.

By:  _____

Printed Name: Chrystalyn Salavessa