

MALIBU H.O.A

ARCHITECTURAL COMMITTEE APPLICATION & CONSTRUCTION AGREEMENT

The purpose of the Architectural Committee is to preserve, maintain, and enhance property values and the inherent beauty of the Grand Island Estates subdivision. This document was created by the Architectural Committee on 12/22/09 and any construction completed prior to this date was not submitted or approved by the current members of this committee.

Name of Applicant: _____

Phone #: _____ Cell #: _____

Property Address: _____

Lot #: _____

Date of Request: _____

The approval process shall be as follows:

- A. Applicant will complete, execute, and submit this Construction Agreement form along with a check in the amount of

\$1,100.00 PAYABLE TO: MALIBU HOA

- B. The submittal for new construction will also require the following:
- A complete set of plans with elevations and a site plan with home positioning on the subject lot.
 - A detailed description of materials for exterior
 - Sampling of colors to be used including: stucco, walls, roof tile, and trim
 - All houses will be required to contain both front and rear landscaping. Landscaping should be a minimum of at least 6 shrubs or trees for vegetation.
- C. The Architectural Committee will review all submissions within 10 days of acceptance and provide a written response to the owner. The Committee will try to respond as quickly as possible to accommodate all applicants. Approvals or modifications to the request will be in writing. Any modifications requested by the Architectural Committee will not require an additional fee to be paid.
- D. Prior to construction, the general contractor will be required to execute a Contractor Agreement form.
1. General Guidelines:
No grading, landscaping, or building shall occur on any lot until the plans have been submitted, reviewed and approved by the Architectural Committee.

2. Common Areas:

All common boundaries between the lots shall maintain visual continuity. The design shall emphasize the idea of a cohesive community. All common tract areas shall be restricted to support the entire Homeowners Association and any usage by owners within the subdivision must be approved by the Committee.

3. Drainage:

Any development shall not contribute to further soil erosion. Natural drainages Or those provided to support the park area shall be preserved.

4. Landscaping:

All homeowners are required to have the front and rear of the home landscaped. The general appearance of each lot shall be maintained in a manner which reflects a well-maintained, quality neighborhood. At a minimum, weeds should be controlled to prevent an "unkept" appearance.

5. Building Guidelines & Specifications:

A. Height

The maximum height shall be established by the Lake Havasu City Planning & Zoning Department.

One Story _____ Two Story _____

B. Setbacks

All setbacks shall be in accordance to the requirements of Lake Havasu City Planning & Zoning. All homes will be required to have a minimum of 3' side set backs from property lines.

C. Walls:

All exterior walls shall be of similar coordinated materials and painted to coordinate with the color scheme of the house. Wood and wrought iron shall be acceptable materials if they are in combination with masonry, brick, block, or stucco. Wood, chain-link, or wire fences are not acceptable. Wall height shall not exceed 6' measured on the vertical from the exterior grade.

Wall included Yes _____ No _____

D. Building Materials:

1. All homes shall have exterior masonry and stucco construction and shall have earth-tone colors. All home exteriors shall blend with the natural surroundings and landscaping.

Exterior Color _____
Sample Provided Yes _____ No _____

2. All exposed gutters, downspouts, and sheet metal shall be painted to coordinate with the color scheme of the house.

Color _____

3. All roof apertures shall be painted to match adjacent roofing surfaces. Roof materials shall be non-reflective. No gravel or asphalt shingle roofs will be allowed – tile only.
4. Heating and cooling equipment shall not be permitted on the roof surfaces. Solar panels are allowed if they can be effectively integrated into the design of the home and are not visible from the roadway or adjoining lots.

E. Accessory Structures:

All accessory structures must be approved by the Architectural Committee. Accessory structures include: guest homes, pet kennels, gazebos, pools, and storage sheds.

Accessories to be considered with this request: _____

F. Garage and Vehicle Parking:

All homes shall have a minimum of a two car garage. Carports and awnings are not allowed.

Boats, campers, trailers, trucks, motor homes, and recreational vehicles kept on the lot shall be screened from view of the roadway and adjoining lots. Screening materials may include landscaping.

Parking on the street is not allowed by residents as their normal parking area.

G. Utility Yards:

Items included but not limited to, building materials, clothes lines, and firewood storage, shall only be permitted behind walls or within enclosed areas and shall be screened from view from the roadway or adjoining lots.

H. Mechanical and Electrical Equipment:

All heating and cooling units, pool and spa pumps, and mechanical control equipment shall be internal or ground mounted behind walls, landscaping or within enclosed areas in order to be screened from street view.

I. Garage Doors:

The association requires metal raised panel, or wood veneer doors with raised panels, with or without window lights. No flat panel garage doors may be used. Color should blend with exterior house color or trim and "white" is not an acceptable color. Garage doors that are visible from the street must be of industry standard.

J. Trash Receptacles and Removal:

Trash receptacles shall be stored in the garage or within an enclosed area, except on the day of pick-up when they may be placed curbside on respective driveway areas. Receptacles shall otherwise be concealed from view from the roadway and adjoining lots.

K. Signage:

Owners are allowed to place a "for sale" or realtor sign on their property. Offsite signs are not permitted. The sign should be removed immediately on completion of the sale. During the construction of a home, a single sign with the name of the general contractor or owner may be installed. Additional signs for sub contractors are not permitted. Construction signs must be removed immediately upon completion of the project. No sign may exceed 24"x 36", and all signs should be of quality construction.

Construction must be started within one (1) year from approval and must be completed within (1) year after construction begins. If construction is not started within the timeframe, owner must re-submit an application and comply with the current regulations established by the Architectural Committee. If construction goes beyond the (1) year after construction begins, the HOA will assess an inspection/management fee of \$150.00 per month until completion.

Any changes in materials, colors, or design from what is approved in this document must be re-approved by the Architectural Committee.

By executing this document, I understand that it is my responsibility to abide by the guidelines presented in this form as well as those dictated in the CC&R's established for the development. I further understand that it is my responsibility to contact the utility company prior to any trenching or installing of meters for the approved location.

I hereby certify that the Application is an accurate and complete description of all construction details and that construction will be completed as described herein.

I understand that all contractors and subcontractors working on my property are my responsibility and that I am responsible to the Association for any actions which results in damages to either the road or adjacent properties.

I agree to submit any proposed changes to the original plans and specifications provided to the Architectural Committee for approval and that said changes will not be made until I have received approval in writing from the committee.

I acknowledge and agree that if I do not abide by the agreement or use unapproved materials or make modifications not approved by the committee that the Association has the right to impose fines or take legal action and said expenses incurred shall be the sole responsibility of this applicant.

Property Owner

Date

This request is hereby Approved _____ Declined _____

Modifications (if any) _____

By:

Architectural Committee

Plan View

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ARCHITECTURAL COMMITTEE CONTRACTOR AGREEMENT

Construction Requirements for Contractors

- A. Any change in materials, colors, or design from the approved plans must be re-approved by the Architectural Committee.
- B. Construction work can only be performed Monday through Saturday between the hours of 6:00 a.m. and 5:00 p.m. Hours can be seasonable adjusted. No construction work is allowed on Sunday.
- C. The contractor may place a sign, however, the sign may not exceed 24" x 36" and must be removed upon completion of construction. An additional sign is allowed for realtor, however, no subcontractor signs are allowed. If the house is a model home, additional signage and flags for model homes must be in conjunction with Lake Havasu City regulations.
- D. No construction equipment or materials may be placed on, or left in, the street or on neighboring property. Construction equipment and materials may be placed on a vacant lot with lot owner approval. After construction hours, the site should be maintained in a neat and presentable appearance free of debris.
- E. No open fire on construction sites.
- F. A minimum 5/8 diameter hose connected to a water supply shall be ready for immediate use to any area of the construction site once lumber has been placed on site.
- G. Music may be played at the job site; however, the volume shall be kept as not to be distracting to surrounding owners. Owners and contractor's are responsible for policing the actions of their subcontractors in this regard.

I hereby certify that I have read this entire document and understand the rules and requirements listed herein. I understand that should I fail to abide by these rules, the owner may be subject to fines imposed by the association.

General Contractor

Date

**Grand Island Townhomes Homeowner's Association Inc.
Architectural Committee Changes & Fee Notice Effective 8/1/2014**

At the 2014 Annual Meeting of the Members held on February 17th, 2014, the Board of Directors implemented the following Architectural Committee Changes and Fees:

- 1) The Board appointed William Daley as the Chair of the Architectural Committee as State Law requires a Board Member serve as the chair. (Ref. SB 1476 , A.R.S. § 33-1806, A.R.S. § 33-1817)
- 1) The Board renewed the existing appointments of Gary Ables and John Rosenbaum to the Committee. This shall be a 3 member committee.
- 2) Beginning August 1, 2014 all Lot Owners must submit a \$1000.00 compliance deposit and a \$100.00 review fee to the Association with their application and plans. (Total \$1100.00) The \$1000.00 compliance deposit will be held by the Association until the Certificate of Occupancy is obtained, and the Architectural Committee has inspected the property and verified the home was built per plan and there is no damage to streets or neighboring properties.
- 3) Lot Owners are to submit their plans to the Community Association Manager Amy Telnes at 2563 N. Kiowa Blvd., Lake Havasu City, AZ 86403. Upon receipt, the Manager is to notify the Committee Chair William Daley, and he will promptly set up a date for the committee to meet and review the plans. The Manager shall keep meeting minutes and promptly send approval or denial letters.
- 4) Lot Owners, Builders, Contractors, Designers, and General Members are welcome to attend Architectural Meetings.

Dated 6/17/2014

Grand Island Townhomes H.O.A.
Board Meeting Minutes
July 3, 2014

The meeting was called to order by the President Don Cantral at 6:00 P.M. In attendance were Board Members Don Cantral, Ingo Siedler, and Julie Birchett. Board Members William Daley and Bob Blair attended via speaker phone. The Community Association Manager Amy Telnes was in attendance. General Members were asked to sign their names on an attendance sheet which is on file at the Manager's office. There were a few General Members that attended via speaker phone, and a record was not kept of all of those on the telephone as there was no way to keep track of those joining once the meeting began.

The street paving bids were reviewed. All agreed it needs to be done sooner rather than later.

Action: Don Cantral made a motion to accept the bid from T&C Asphalt to begin as soon as weather permits. Julie Birchett 2nd. Vote 5-0.

Wall and Fence standards were discussed. All agreed there is a need to mandate uniformity.

Action: Ingo Siedler made a motion that all future block walls must be 5 1/2' high and match in color to the existing walls in the community, and that all block walls must be submitted to the Architectural Committee prior to being installed. Julie Birchett 2nd. Vote 5-0.

Don Cantral stated that Gary Ables was no longer on the Architectural Committee and had been replaced by Tom Roger. **The Board Members ratified this decision by unanimously agreeing to support the Architectural Committee appointment.**

Adding the cluster type mailboxes that the US Post Office will soon require was discussed. The Board went over the possible locations. Julie Birchett offered to help since she has a contact with Salsbury Industries, which is the brand the US Post Office requires.

Action: Don Cantral made a motion that the Board allocate up \$11,000.00 for the purchase and installation of USPS approved cluster boxes at location sites yet to be determined. Julie Birchett 2nd. Vote 5-0.

Don Cantral provided an update and brief summary on the process to annex the neighboring Starfish community. Starfish is very close to obtaining the required number of owner approvals to allow for the annexation. The next step is that a ballot go out to all Grand Island Townhomes owners to approve the annexation. It will require 2/3 approval. The Board instructed the Manager to obtain the final ballot from the Attorney, and as long as the Attorney agrees it is OK to send the ballots out at this stage, then the ballots are to be sent out. This will allow for a much quicker transition and the possibility for this annexation to take place as soon as Starfish has the required number of approvals from their community.

Don Cantral stated that many in the Association would like to change the name of the community since it did not get built out as a townhome community. The Board would like to hear from owners with suggestions for a new name. A name change will have to be voted on by the owners, and 67% will have to vote to change the name in order for a name change to take place by amending the Articles of Incorporation. The Board instructed the Manager to send out a survey to owners requesting suggestions for a new name for the Community. The Board will review what is returned, and send the best one out for the vote.

An owner asked what the Association is allowing for front patio covers. There is no set standard in place. The owner was instructed to submit his design to the Architectural Committee for approval.

The meeting was adjourned at 7:10 P.M.