

SHADOW MOUNTAIN VILLAS CONDOMINIUM ASSOCIATION

Patio Wall Guidelines

The Board of Directors (“Board”) of the Shadow Mountain Villas Condominium Association of Phoenix, pursuant to its authority set forth in Section 4.3 and elsewhere in the Declaration, as amended, authorize the building of patio walls (upon application and approval) which enclose the existing patios attached to the 1st Floor Units as set forth and subject to the conditions and requirements herein.

Each 1st Floor Unit Owner (“Owner”) may construct a patio wall enclosure (“Patio Wall”) to their existing patios, subject to the conditions and requirements set forth below:

1. The Patio Wall shall be part of the Patio Limited Common Element which is exclusively allocated to the use of the Unit it is directly adjoining.
2. The Owner shall be solely responsible to maintain, repair, replace and restore the Patio Wall Owner’s sole cost and expense as set forth in Section 5.1 (A) and (B) of the Declaration. Failure to make repairs after (3) violation notices could result in repair done by HOA contractor at unit owner’s expense.
3. Each Owner shall agree and ensure that the Patio Wall is constructed in a way to meet the minimum requirements of the Patio Wall Construction Guidelines set forth herein.
4. Each Owner must submit an application for approval of the Patio Wall to the Board, prior to beginning construction in the form of a modification request. This application, once approved, will be submitted to the city to obtain a permit. Each application shall include:
 - a. A detailed schematic drawing of the proposed Patio Wall, including location and measurements. This drawing submitted to the Board must be the same one submitted to the city for permit application.
 - b. A picture of the patio area where the Patio Wall is to be constructed
 - c. A description of the proposed gate with the location of the gate on the drawing submitted for approval.
 - d. A photo of either unit 1060 or 1161 gate with notation that the gate shall be constructed to match such gate and also made out of the same materials.
 - e. Provide signed written acknowledgment in the form included herein that the Owner has read, understood, and agrees to be bound to these Patio Wall Guidelines, including the Minimum Requirements for Patio Wall Construction as set forth herein.
5. New plantings within patio areas must be approved by the Board. This does not include plants in planters or pots.

6. Any changes made to the existing concrete pad or the surrounding ground around it within patio walls must be approved by the Board by submitting a Modification Request Form. Any gravel, pavers, concrete, etc. may be subject to removal at owner's expense if not approved by the Board before installation.
7. Each Owner must obtain all required permits prior to construction of the Patio Wall, and also ensure that the Patio Wall meets all applicable building codes and requirements.
8. Owner must use a licensed and bonded contractor to perform all work, and provide a copy of these Patio Wall Guidelines and Minimum Requirements for Patio Wall Construction to owner's contractor.
9. Contractors must keep all vehicles off of grass and gravel areas. The Owner will be responsible for any damage in these areas.
10. All other condition and restrictions listed in the Declaration of Condominium and of Covenants, Conditions and Restrictions for Shadow Mountain Villas Condominium shall remain in effect, to the extent the do not conflict with the Patio Wall Guidelines.
11. No containers, plants, or anything else will be allowed on top or exterior surface of patio walls.
12. Each Owner must agree in writing to all conditions and requirements set forth herein.

Minimum Requirements for Patio Wall Construction

1. All work to be completed by a licensed and bonded contractor.
2. All proper permits must be obtained prior to beginning construction.
3. Patio Walls shall be a masonry fence block type construction constructed from 4"x8"x16" concrete masonry blocks with 8"x8"x16" concrete masonry support columns.
4. The walls shall be located as indicated on the approved drawings.
5. Patio Wall shall be constructed of four, five, or six 8" courses with 3/8" mortar joints. Total wall height must be between 34 – 50".
6. Foundation shall be at minimum, 7 inches deep by 8 inches wide to accommodate the 4" block wall with #4 rebar continuous and 10" deep by 12" wide where columns are located.
7. Columns shall be filled with 2000psi (min) concrete and include #4 rebar vertically. Columns at the gate shall be filled with 2000psi (min) concrete and include (2) #4 rebar vertically.
8. Patio walls may NOT be attached to the building.
9. Exterior walls shall be stucco and painted to match unit 1161. Stucco shall be a minimum of two coats consisting of scratch coat and finish coat that properly bond to the concrete block wall.
10. Construction must be completed within 30 days of receiving approval.
11. Patio Wall must include, a minimum of two "open" decorative blocks at the opposite corners away from the building to allow for proper drainage away from the building.

- 12. Provide a 3' – 4' opening for a gate. The gate must be of wrought iron frame with cedar planks to match the gate on either unit 1060 or unit 1161.
- 13. Main irrigation lines must not be damaged or capped. Access to these lines must be maintained. If main irrigation lines need to be rerouted, this work must be performed by the HOA landscaping contractor at unit owner's expense.
- 14. Irrigation (1/4") feeder lines to individual plants need to be capped in the Common Area outside the new patio area.
- 15. Existing plantings must be saved and relocated to common areas as directed by the Board. Requirements and locations to be determined on a case by case basis.
- 16. Contractors must keep all vehicles off of grass and gravel areas. The Owner will be responsible for any damage to these areas.

FOREGOING AGREED TO BY THE BOARD OF DIRECTORS:

_____	DATE: _____
_____	DATE: _____
_____	DATE: _____
_____	DATE: _____
_____	DATE: _____

SHADOW MOUNTAIN VILLAS CONDOMINIUM ASSOCIATION

Patio Wall Guidelines Acknowledgement of Owner

I/we, _____ [Owner #1 Name] and
_____ [Owner #2 Name], owner(s) of Unit #_____,
acknowledge that I/we have read and understood the Patio Wall Guidelines and
Minimum Requirements for Patio Wall Construction, and agree to comply and be bound
by the same as set forth therein.

Owner #1 Signature _____ Date: _____

Owner #2 Signature _____ Date: _____

SHADOW MOUNTAIN VILLAS CONDOMINIUM ASSOCIATION OF PHOENIX MODIFICATION APPROVAL REQUEST FORM

All applications for changes or modifications to the interior structure or exterior of your residence must be submitted to the Shadow Mountain Villas Condominium Association of Phoenix's Architectural Design Review Committee/Board of Directors. The Shadow Mountain Villas Condominium Association of Phoenix's Covenants, Conditions and Restrictions (CC&Rs) require that a homeowner obtain the prior written approval for any structural change, alteration or addition to property within the Shadow Mountain Villas Condominium Association of Phoenix. See Article 4.3 of the CC&R's.

Please note that approved applications must be completed in a timely manner. A project completion date is required on the Application. If additional time is required for you to finish your project, an extension request is listed on the second page of these forms.

To comply with the CC&Rs, please submit this application with all the required attachments to:

Shadow Mountain Villas Condominium Association of Phoenix
c/o Vision Community Management
16625 S Desert Foothills Pkwy • Phoenix, AZ 85048
Phone: (480) 759-4945 • Fax: (480) 759-8683
Email: ShadowMountain@WeAreVision.com • Website: www.wearevision.com

The time period for approval begins when this application is received by the Committee. The Committee may take up to 45 days to approve, approve with conditions, or disapprove the application. If you have not received any form of communication from the Committee or the Association after 45 days, please contact Vision Community Management or your request will be deemed disapproved.

Homeowner's Name: _____
Homeowner's Mailing Address: _____
City: _____ State: _____ Zip: _____ Lot or Unit #: _____
Phone: _____ Email: _____

The undersigned hereby submits its Application for Design Review to the Architectural Committee or the Board of Directors of Shadow Mountain Villas Condominium Association of Phoenix for review and approval of the following item(s):

___ Installation of flooring: _____
___ Addition of: _____ to/on the patio/balcony
___ Structural change to the unit: _____

___ Other (please specify): _____

**SHADOW MOUNTAIN VILLAS CONDOMINIUM ASSOCIATION OF PHOENIX
APPLICATION FOR DESIGN REVIEW
PAGE TWO**

Attached please find plans and/or specifications of the above marked items for application, which includes (if appropriate):

- Dimensions (height, width, length) Sample of color(s) to be used
- Drawings Plant type and location
- Samples or descriptions of materials to be used Type of material
- Photographs or sample elevations for a visual picture of the proposed project
- Person doing installation/work: _____

Licensed contractor: Yes No

Expected completion date: _____

Please notify me at _____ if you have any questions. I understand that should the application not be complete in order to determine approval or disapproval, the Architectural Committee or Board will disapprove the Application and return it to me with a statement for the disapproval. The owner agrees to comply with all applicable City, County, and State laws and to obtain all necessary permits. This application and the drawing will be retained for the Association's records.

COMPLETION DATE EXTENSIONS are available if required. If this application is requesting an extension what is that date: _____

Homeowner's Signature _____ Date: _____

FOR ASSOCIATION USE ONLY

Shadow Mountain Villas Condominium Association of Phoenix Architectural Committee or Board of Directors

- Approves the above application
- Approves the above application with the following conditions: _____

Disapproves the above application for the following reason(s): _____

Signature: _____ Date: _____

Date Received	Mailed to Committee	Received from Committee	Mailed to Homeowner



Date: _____

Project Name: _____

Project Address: _____

Bldg#: _____ Floor: _____ Suite/Space#: _____ Tract#: _____

Project Square Footage: _____ Project Valuation: \$ _____

Description of Work:

Installation of a new: fence site wall temporary security fence per location shown on approved site/plot plan for conformance to zoning issues only. It is the responsibility of the permittee to ensure that all permitted structures are built within the recorded property lines.

Hillside: Yes No; Total length: _____ lin. ft; Height of fence: _____ ft.

Type of fence: Wood Block Wrought Iron Other (identify) _____

Note: Permit for temporary construction/security fence is valid for one year only.

Note: Maximum height of 6 feet without structural design.

Owner Information:

Owner/Business Name: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Contact Person: _____ Phone: _____ Fax: _____

Contractor Information:

Business Name: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Contact Person: _____ Phone: _____ Fax: _____

Local Business (Phoenix PLT) #: _____

State Tax #: _____ State License Class and Number (ROC): _____

Applicant Signature:

Check One: Owner Contractor Other _____

X: _____ Print Name: _____

Address: _____ City: _____ State: _____ Zip Code: _____

Company Name: _____ Phone: _____ Fax: _____

-----**Staff Use Only**----- Initials: _____

Permit Type: _____ Permit #: **T** _____ Permit Name: _____

Project Number: _____ CITA Yes No C Of O Yes No

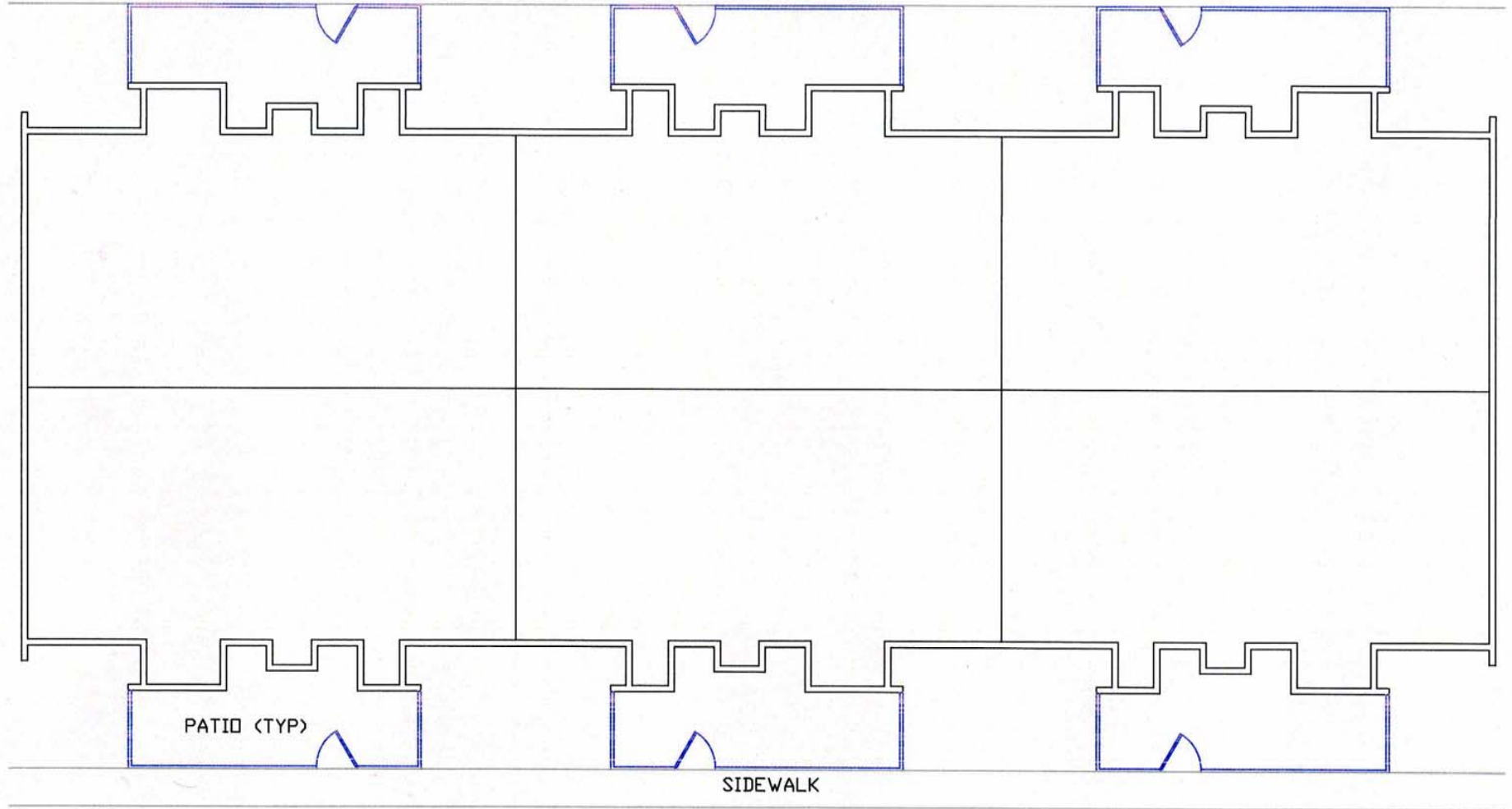
Census: _____ Qtr Sec: _____ Cncl Dist: _____ Zoning: _____

Units: **0** Occupancy: **I:U** Const Type: **I:VB** Scope Code: **FENCE** Struc Class: **037**

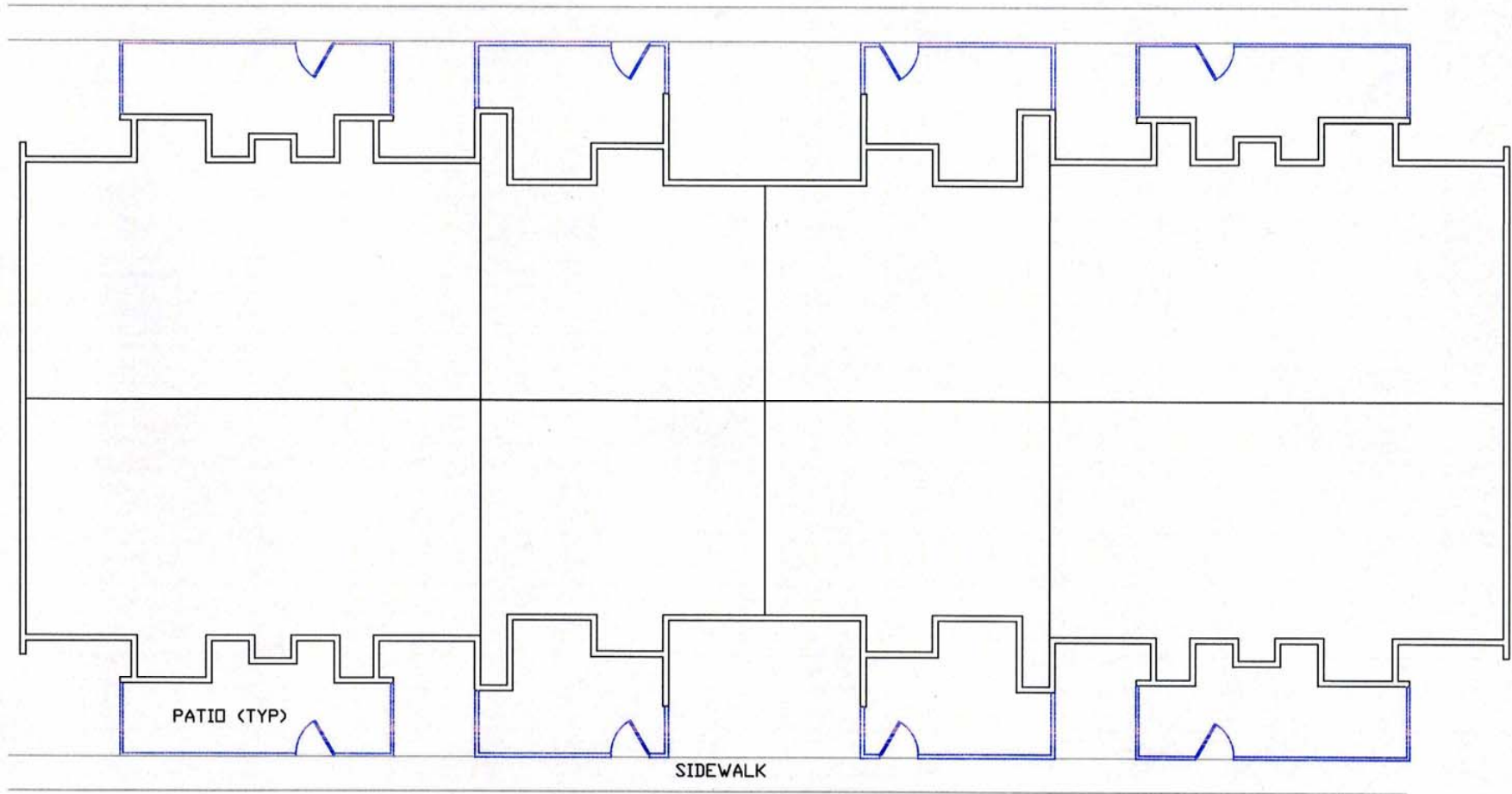
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Total: _____

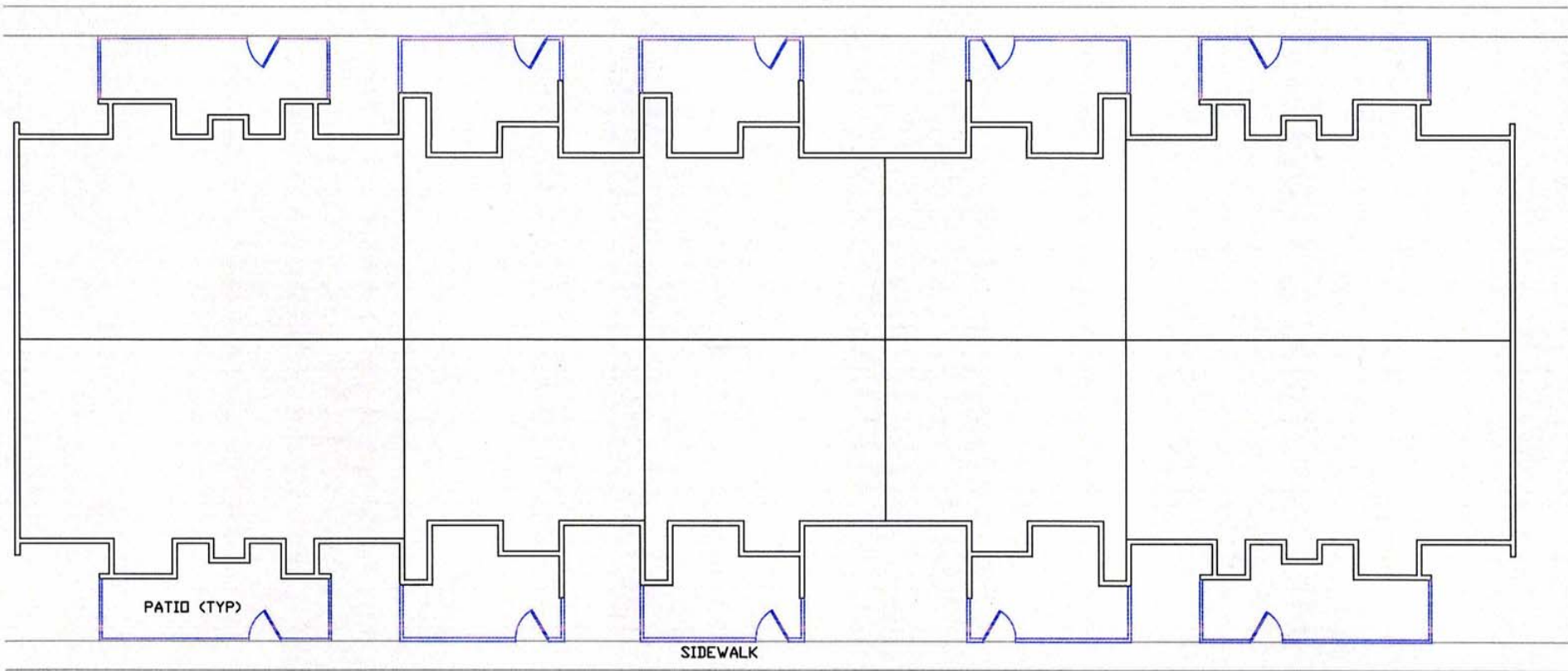
This publication can be made available in alternate formats (Braille, large print, computer diskette, or audiotape) upon request. Contact the Development Services Department at (602) 262-7811 voice or (602) 534-5500 TTY.



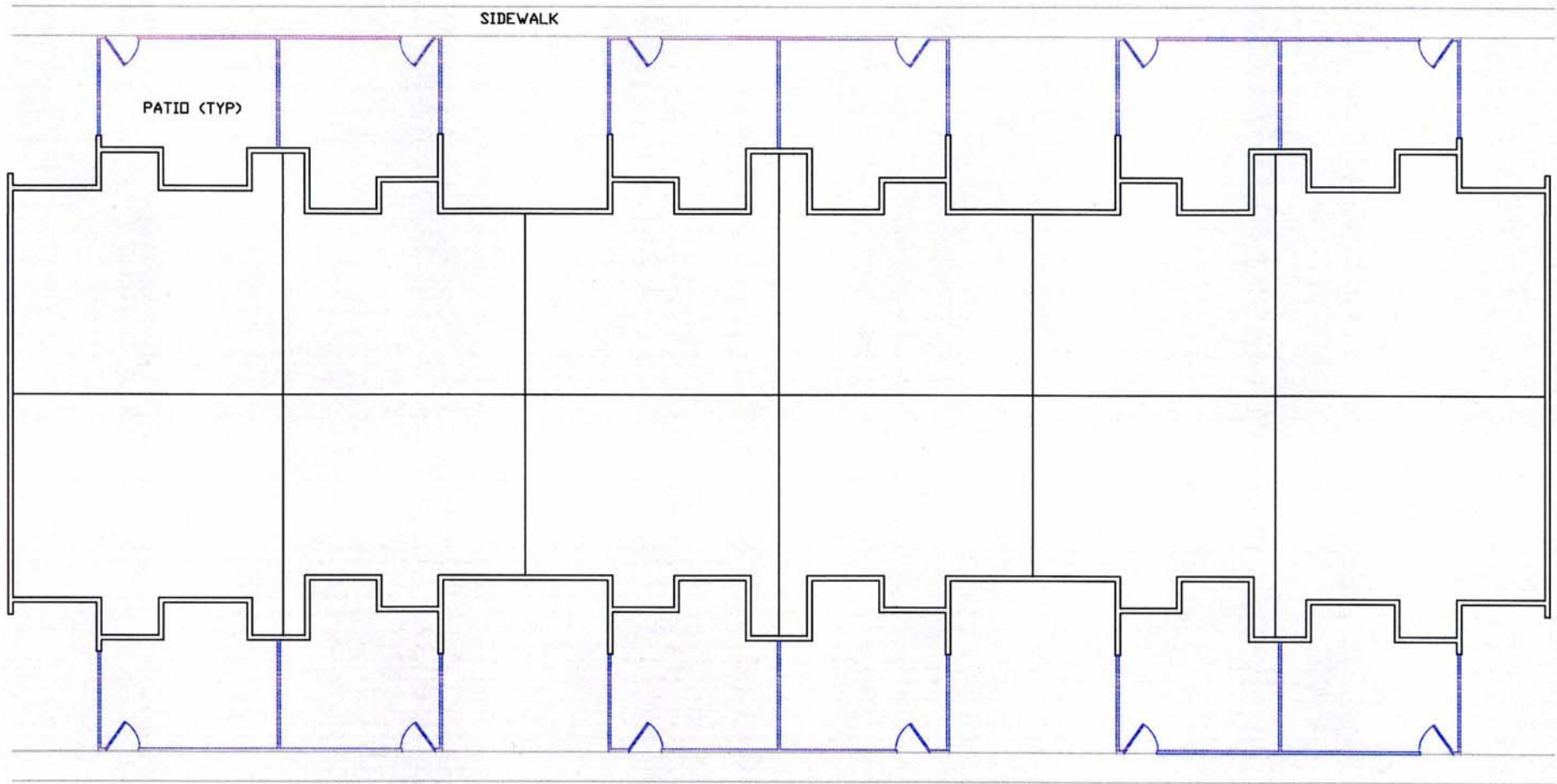
PATIO WALL LOCATION FOR 6 UNIT BUILDING



PATIO WALL LOCATION FOR 8 UNIT BUILDING



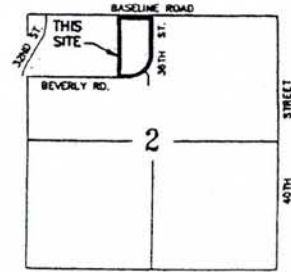
PATIO WALL LOCATION FOR 10 UNIT BUILDING



PATIO WALL LOCATION FOR 12 UNIT BUILDING

SHADOW MOUNTAIN VILLAS CONDOMINIUM

3511 E. BASELINE RD., 3525 E. BASELINE RD. AND 3502 E. BEVERLY RD.



VICINITY MAP
NO SCALE

