

# Architectural Application Addendum

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This addendum has been provided to address:

1. The obligation each Stonegate property owner, and their contractor(s), if applicable, must abide by at all times, when performing any type of project to your home, or lot. The property owner, and contractor, must sign the Architectural Application, and initial in the appropriate section of the Architectural Application to affirm that each party understands their obligation and will comply with same, at all times.
2. The requirement that a \$1,000.00 “Compliance Bond” be posted by a Stonegate property owner, when submitting an Architectural Application for a turf-to-desert landscape conversion of their property.

***Please note that the aforementioned requirements must be complied with in order to submit an application for consideration, and to receive final approval for your project. If you have any questions, please contact the Community Association at 480-391-9760.***

## **STONEGATE ARCHITECTURAL DESIGN GUIDELINES**

**Section 1.14** – Prior to any written approval by the Architectural Committee for improvements to be constructed or altered on a Lot or Parcel, the owner shall be required to provide the committee with written affirmation that any such activity will not violate Section 3.5 of Stonegate’s Covenants, Conditions and Restrictions. In the event a general contractor, or other contractor is involved, the committee shall require such contractor to provide: (a) A written statement affirming that such Section 3.5 is understood and that such contractor and any subcontractors and material men will comply with it; and (b) A bond or other security reasonably satisfactory to the committee in an amount reasonably determined by it. If in the course of construction or alteration the committee determines that one or more violations have occurred, the Owner shall be served a Notice of Violation pursuant to Section 5.2 of the Bylaws and a daily fine, in an amount determined by the committee, may be levied against the Owner and any contractor until all violations have been corrected to the satisfaction of the committee. Any such fine may be deducted from any bond, or other security, which may have been provided. In addition to, or in lieu of such fine, and if all violations have not been corrected within two (2) days of the Notice of Violation, the contractor and any subcontractors and material men, individually or in the aggregate as determined by the committee, may be denied access into the Stonegate Community, except for the limited purpose of correcting the violation(s), until all violations have been fully corrected.

## **TURF-TO-DESERT LANDSCAPE CONVERSIONS**

Upon submission of an application to modify front-yard landscaping to desert-style, a “Compliance Bond” in the amount of \$1,000.00 shall be posted by a Member in order for the application to be considered. The “Compliance Bond” shall be retained for a period of at least six (6) months, and not returned to the Member until and unless the landscape conversion is in compliance with the Architectural Committee approval, and all applicable Architectural Guidelines as determined by the committee and/or the Executive Director. At the conclusion of a six (6) month period after initiation of work to convert landscaping pursuant of the approval, if, in the opinion of the Executive Director and/or the committee the landscaping is not in compliance with the terms of the approval, and applicable Architectural Guidelines, then, and in that event, the Association shall be entitled to order the restoration of the lot to its original condition, and the Association may, but not be required to, enter onto the lot at any time thereafter to restore the landscaping to its original condition and may use, but not be limited to, the proceeds of the “Compliance Bond”. Any additional costs to the Association in the execution of the restoration of the landscaping and costs of efforts to compel the Member to either bring the landscaping into compliance with the approval or restore the landscaping to its original condition shall be borne solely by the Member and assessed thereto. At the time of an application to convert front-yard landscaping to desert-style, the Member will execute their acknowledgement of the foregoing conditions by signing and submitting said application.