

9/06



**PUEBLO EL MIRAGE RV & GOLF RESORT**  
11201 N. EL MIRAGE RD.  
EL MIRAGE, AZ 85335-3104

## **PUEBLO EL MIRAGE LOT IMPROVEMENT SPECIFICATIONS RV'S, PARK MODELS AND MOBILE HOMES**

**These Lot Improvement Specification are incorporated by reference as part of the Rules and Regulations.**

It is the intent of these specifications to have all lots improved to a uniform and aesthetic appearance. All construction shall be in accordance with the "Uniform Building Code" of the City of El Mirage, and must be presented on a plot plan drawn to scale. Plans and specifications shall be submitted to the office for approval at least 72 hours before a Park Model is to be placed or any work undertaken.

Plans for any improvement to any lot, including but not restricted to: sheds, park models, mobile homes, RV's, fixed awnings, patio extensions, concrete slabs, any plantings, decks, extra rooms, etc. must be submitted to the office and receive written approval before commencing any changes, improvements, additions or alterations.

**No construction, improvements or changes shall commence without a written approved plot plan.** For your convenience blank Plot Plan forms are available at The Resort Office.

City of El Mirage building permits are also required for awnings and additions, i.e. Arizona Rooms. The City will likely ask for a Resort approved plot plan prior to issuing a permit. Check with the City to see what they require. The specifications are subject to revision at any time.

**Home Size Requirements.** Only new homes are permitted to be installed in The Resort. The Resort may permit, in its sole discretion, model homes or resale homes to be placed on lots in The Resort. The size of homes permitted on an individual lot is dependent upon the size of the lot, the location within the Resort and the set-back requirements. This information will be communicated to prospective residents upon selection of a potential lot. In certain circumstances, variations could be allowed in order to accommodate an irregular lot, to meet requirements imposed by law, to fit small or unusual lots or to permit The Resort to reduce or eliminate vacancies. All homes must be pre-approved by the Management, in writing, prior to installation.

**The use of lattice is not permitted.**

## **1. SHED, AWNING & ARIZONA ROOMS/SCREENED ROOMS**

- a. Only one professionally constructed storage shed per lot shall be allowed. The shed shall be no larger than 14' x 14', (196 sq. ft. total) and not smaller than 8 feet wide and 10 feet deep or no less than 80 sq. ft. Sidewalls shall be 7 feet to the eave and the roof shall be a gable with 2" x 12" pitch and the ridge to run parallel with the front to the back of the lot. Therefore this excludes all types of portable (i.e., vinyl, rubber, plastic, metal, etc) storage units.
- b. If there is an awning over the shed, the walls can extend to the underside of the awning.
- c. Siding and color shall be compatible with the home, park model or RV on the lot.
- d. No shed shall be constructed so that the cart/s can enter from the rear of shed (meaning doors cannot face-golf course) or for corner lots, from the sides.
- e. "Arizona Rooms/Screened Rooms" could be added to a unit but shall remain in the confines of the area of the lot designated for a structure including the unit and storage shed and conforming to the setback requirements.
- f. There shall be ample area on the concrete driveway to park a full size automobile or pickup truck completely off the street. The minimum driveway must be 15' plus 7' setback. (See Plot Plan form).
- g. Awnings, which are classified as permanent, as opposed to canvas awnings on a mobile R.V., shall be attached solidly to the side of the park model, Arizona Room or home so that at least one side of the awning shall have a continuous permanent mounting and shall be constructed of structural aluminum. No freestanding awnings or cantilevered struts will be permitted.
- h. See also Item 15 – Paint.
- i. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.

## **2. AIR CONDITIONERS**

- a. Air conditioner shall be installed at ground level, behind the unit, at the end farthest from the street. No side placement of air conditioners will be permitted without prior approval by Management.
- b. Window air conditioners will be permitted only in exceptional circumstances, with the written approval of Management
- c. Management must approve any changes to location or installations of an air conditioner.
- d. Evaporative type coolers are not allowed.
- e. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.

## **3. BAY AND GARDEN WINDOWS**

- a. Bay (bow) window may be installed, or originally built on the side of a unit. Restrictive setbacks will apply.
- b. A garden window can be used if it is no larger than 5 feet wide and does not protrude from the exterior wall more than 12 inches and is no closer to the interior floor than 2 feet. Restrictive setbacks will apply.
- c. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.

## **4. PLOT PLAN (drawn to 1/8" =1' scale) TO INCLUDE:**

- a. Concrete slabs with measurements and distances to property lines.
- b. Floor plan of all structures. Show exact measurements from structure to property lines and method of construction.
- c. Elevation drawing of unit, awning and/or shed to show height and width measurements of window and door placement.

- d. Description of exterior material of unit, extra room and shed.
- e. All plantings and yard decorative items. Village and Fairway homes are restricted to packages provided. Any additions must be submitted for written approval.
- f. Names and numbers of colors for all exterior structures must be listed and correspond to our color chart.
- g. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.

## **5. ELECTRICAL – PARK MODELS**

- a. All pedestals will be changed to match the amperage of the electric cords i.e., a 50-amp cord will plug into a 50-amp plug and breaker and a 40-amp cord will plug into a 40-amp plug and breaker. No extension or adapter pigtailed are to be used at any time. The use of these items not only violates City code but is also a hazard to the consumer. Any and all modifications will be done according to the Arizona Electrical Code and Standards and approved by the City of El Mirage.
- b. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.

**THESE CHANGES ARE THE SOLE RESPONSIBILITY OF THE PARTY PURCHASING THE PARK MODEL.**

## **6. SEWER CONNECTIONS – RECREATIONAL VEHICLES**

- a. All sewer hoses or pipes, whether exposed or under an R.V. shall be leak proof and shall be elevated so there is a continuous slope of no less than ¼ inch per foot and supported the entire length from the R.V. to the sewer connection.

## **7. SHADE ARBOR (RAMADA)**

- a. Permanent arbor type patio shades may be constructed, with a complete set of detailed drawings, including construction method and materials, location, type of plants, etc. submitted to Management for approval. Different standards are applicable based on the type of unit.
- b. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.

## **8. TRELLIS**

Trellises can only be erected on a lot for use in growing vines. Trellises can only be placed on lots with permanent structures. The size and placement of the trellis shall conform to the following specifications:

- a. The dimensions of a trellis shall not exceed 6' high x 2' wide. Only four per lot will be allowed and must be placed vertically and placed no less than two feet apart. Trellises must be freestanding and not attached to the unit in any manner.
- b. The trellis shall be maintained as a support for growing live vines only. A trellis shall not be located on a lot so as to obscure or affect the view of the common area or golf course in any direction from the neighboring lot. A trellis shall be constructed of durable material, such as plastic, and shall be maintained continually so that it always remains aesthetically pleasing.
- c. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.

## 9. LANDSCAPING

- a. Landscaping is allowed by annual residents and home residents and must be maintained by the resident (except Fairway's residents).
- b. Fairways only: standard landscape packages as pre-approved upon purchase and maintained by the Resort. Changes can not be made.
- c. Village Homes only: as provided in package upon purchase. Additions require prior written approval. Landscaping must be maintained by the resident.
- d. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.

## 10. GOLF BALL PROTECTION

- a. Several companies provide the type of structure that will provide a uniform and aesthetically pleasing appearance.
  - i. The frame should be 2" x 2" extruded heavy-duty aluminum screen frame.
  - ii. The screening materials should be 80% textaline sunscreen mesh.
  - iii. Steel reinforced posts (provide stability to screen frame)
  - iv. Ground anchors 18" to 24" deep
  - v. The screen shall be level and taut.
  - vi. Bottom of screen panel to begin approximately 30" above grade.
  - vii. The screen should not be higher than the eave of your home.
- b. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.
- c. Living near a golf course comes with inherent risks from projectiles. The Resort assumes no responsibility for any damages or losses.

## 11. SKIRTING (Including Deck Skirting)

- a. Skirting must be of the same material and color as the dwelling. Lattice is not an acceptable material for skirting.
- b. Any changes to the skirting must be approved by Management.
- c. RV skirting must be designed, manufactured and of a material for the exclusive use of RV's.
- d. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.

## 12. SATELLITE DISHES

- a. No exterior radio or television antennas or dishes, or similar items can be erected on the home or the space except in compliance with this rule.
  - i. Antennas one meter or less in diameter or diagonal measurement which are designed for over-the-air receptions of signals from satellite, wireless cable or television broadcasting facilities, together with their associated mounting hardware and mast, if applicable, may be installed subject to the following restrictions:
    1. The installation must be as inconspicuous as possible so as to blend with the environment.
    2. A mast can not be higher than the height necessary to establish line of sight contact with the transmitter, and in any event, it can not be higher than the minimum height required by applicable law or regulation.
    3. All locations, manner of installation, screening and color must comply with these restrictions. Locations on the space must be pre-approved the by The Resort. It is recommended that all installations be reviewed with Resort Management before actual work is commenced to ensure that these restrictions will not be violated.

### 13. HOME ENTRANCE STAIRS

- a. Temporary redwood steps are to be replaced with permanently attached steps within 30 days of setting of unit.
- b. After 30 days redwood steps must be removed from the space and can not be used for yard ornamentation or any other purpose.
- c. Freestanding steps used for RV's only must be removed when the RV leaves the Resort.

### 14. SUN SCREENS

- a. Sunscreens must be in a color that complements the dwelling. Exception: Village Homes.
- b. The material must be 80% textaline sunscreen mesh. Skirting, soffit and lattice are not acceptable materials.
- c. Sunscreens can be attached between the awning supports by framing the screening material. The frame should be 2" x 2" extruded heavy-duty aluminum screen frame.
- d. The material must be taut and straight within the frame.
- e. The screen must start 30" above grade and can be no more than 10' to the top.
- f. Temporary or roll up type shades must be aesthetically pleasing and continuously maintained. Venetian blinds, roman shades and the like are not allowed. Only materials developed for outdoor use can be used with prior approval.
- g. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.

### 15. PAINT

- a. Anyone painting a structure or driveway must have the color approved. Paint must be in desert colors only. A paint chip must be submitted with your Improvement Request. A color chart is available in the office. Some further restrictions apply to Village and Fairways homes.
- b. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.

### 16. SETBACKS

- a. A park model or R.V. must be 7 foot from the front curb, (with some approved exceptions) and no structure or concrete slab shall be closer to either side or rear property line than 5 feet. Except an awning may overhang 2 feet. Awnings must comply with City of El Mirage building codes.
- b. Setbacks for mobile homes vary, depending upon location in The Resort and will be duly noted on you approved plot plan.

### 17. CART ACCESS

- a. If a golf cart is to be driven or parked while in residence, at the side or rear of a lot, a stepping stone type driveway may, though not required, be constructed so the cart is not driven on the gravel. Concrete slabs are not allowed due to maintenance of underground services. Carts must be parked parallel to the residence, not perpendicular.
- b. A detailed Plot Plan and/or a Lot Improvement Form must be submitted, to Management, with the pertinent details, for approval before any construction, additions of any kind, improvements or changes are made.
- c. Carts shall not be stored in the setback during extended absences.

### 18. LIGHTING

- a. All new exterior lighting or modifications to existing lighting on the exterior of any home or at any lot must be approved by Management.

## 19. Required Improvements for

Homes which are move –in ready.)

Each of the following improvements and items must be performed/installed to homes within 30 days after a home is installed. This provision applies to new and existing homes.

- a. **Set Up.** Homes must be set up per the manufacturer's specification and all local laws.
- b. **Hitch.** Must be removed and stored out of sight.
- c. **House Number.** The applicable address/lot number must be installed on the street side of home, in professional quality lettering between 3 inches to 6 inches tall.
- d. **Skirting.** The entire perimeter of the home must be skirted. Skirting must be high grade vinyl, aluminum or other materials approved by Management and must match the color of the home.
- e. **Awnings.** Carport and patio awnings matching the home and must be pre-approved by Management.
- f. **Steps.** Must be installed to every door to the home and must be constructed of commercial quality fiberglass, concrete, vinyl or wood (only if completely covered in approved materials so that no wood is exposed) or part of a deck constructed with pressure treated materials. Unless otherwise mandated by law, each set of stairs must have a minimum of three steps, each a minimum of three (3) feet wide and must have at least one hand railing. Management must approve the size, materials, quality of construction, in advance. Management may permit special accommodations to persons with disabilities or impairments.
- g. **Landscaping.** Within 30 days after move in, the Resident shall landscape the entire lot with appropriate desert landscaping materials and a written landscape plan must be approved in advance by the Management (including decorative rock). All rock areas must be at least two (2) inches deep and regularly raked and maintained. A minimum three foot clearance must be maintained around utility pedestals. Existing plants will must be trimmed or removed if necessary for proper access to utility pedestals.
- h. **Inspection Prior to Occupancy.** Prior to occupancy and before utilities are connected, the home installation must be approved by the applicable governmental inspector(s), if required.
- i. **Antennas.** Except as stated in our Lot Specifications, exterior antennas are not permitted.

## 20. RENTAL LOT LINES

- a. There are no official property lines, lot lines or divisions for rental lots. Such lots shall consist of a rough approximation of the lots shown on a map of The Resort maintained in the Management office. The Resort shall not be liable for variances between the map and the actual location of the homes or improvements. Lot boundaries are approximate and flexible and are generally based on the size of the homes, the particular lot, and code and set-back requirements. Lot boundaries may be modified by The Resort, as necessary to accommodate home improvements and the needs of The Resort. In addition, as set-back requirements and the shapes and sizes of homes change, the approximate boundaries between homes may be reasonably adjusted. Such changes could affect and require the relocation or removal of landscaping, vegetations, storage sheds, or other improvements. Any such modification shall not result in a change in the rental rate.

YOU MAY BE REQUIRED TO HAVE THE FOLLOWING INFORMATION  
WHEN APPLYING FOR THE CITY OF EL MIRAGE BUILDING PERMIT:

LEGAL DESCRIPTION:

PUEBLO EL MIRAGE R.V. RESORT

A Portion of the West 1/2 of Section 24,

T-3-N, R-1-W, G. and S.R.B. and M., Maricopa County, Arizona

PARCEL NUMBER 501-86-050

City of El Mirage  
12145 NW Grand Avenue  
El Mirage, AZ 85335  
(623) 972-8116