

Architectural Control Rules – Walls & Fences

Rules are intended to carry out the "Architectural Theme" of Apache Wells and enhance overall appearance and property values, and promote harmony within the community.

A. Fences/Walls Requirements

1. Materials

a. Acceptable: Wrought iron, masonry, or combination of wrought iron and masonry and split rail fences.

b. Prohibited: Chain link and other wire fences.

2. Height Requirements

a. For Inside Lots (not on golf course): The Side Yard height limit is 36 inch max. if masonry and 42 inch max. if combination of masonry and wrought iron. The Rear Yard height limit is 60 inch max. (The Rear yard is the area across the rear of the lot and extends forward on each side to the building and then reduced to 36 inches) if masonry, wrought iron, a combination of those or wood split rail 60" max.. At least one gate must provide access to the backyard.

b. For Golf Course Lots: The Side Yard height limit is the same as for an Inside Lot. The Rear Yard (Golf Course end of house) height limit is 36 inch max if masonry, wrought iron or split rail. The limit is 42 inch max. if a combination of masonry and wrought iron.

c. Around swimming pools: Minimum height 60 inches, maximum height 72 inches

d. Sight barriers intended to hide objects immediately adjacent to the residence, such as air conditioners; heat pumps, water softeners etc. may exceed the height limit for fences if such height excess is needed to hide the object. Materials used should be of permanent nature.

e. Heights are to be measured from the pre-existing natural ground level.

3. City Code as of 4-10-01

a. Maximum lot coverage of 45% for enclosed buildings. An additional 10% lot coverage may be used for open wall shade structures, such as carports, patio covers, awnings, screen porches and ramadas. Lot coverage is to be measured by dividing aggregate roof area by lot size. Total lot coverage is not to exceed 55%.

B. Parking Requirements

1. Parking is not permitted on gravel anywhere on lot.

2. Minimum of two parking spaces (each 9 ft. by 18 ft.) per single family home are required.

3. The parking spaces may not be in the front setback area on any lot, nor the side setback on a corner lot. This area usually extends 15 ft. from the sidewalk toward the front of a home.

4. A.W.H.A. Board policies as of 2-17-94 relaxed the requirement for doors on RV storage bays if the RV is parked closer than 10 ft. to the front of the enclosure. RV's may not extend out past that front line.

5. If any RV Port is being constructed, the floor elevation of the home should not be changed. If necessary, the RV Port should be depressed with a drain. A lot that has natural elevation sufficient to allow the floor of the RV port to be slightly above street level is recommended.

6. The roof line of a RV Port must flow from the ridge line of the home -- no upward jogs.

a. Ramadas that will accommodate RV parking are acceptable.

C. General Requirements

1. Accessory buildings (**such as sheds**) shall be attached to the main structure and be of the same materials and appearance and have the same roof line as the main building or flow from that roofline. No upward jogs. They shall be on a concrete slab and bolted thereto. They must meet setback distances from lot lines. Unattached storage sheds must be fixed to meet rules or removed when home is sold.

2. A registered survey is required for new construction.

3. Lookout towers or view decks are considered incompatible with the architectural theme of Apache Wells. New ones will not be approved.

4. Skirted (above ground) mobile homes are not acceptable, and will not be approved for installation or replacement.

5. The natural slope of the land is to be maintained when placing a home so that it is not unnaturally higher than adjoining homes.

6. Golf netting is allowed on golf course lots; a maximum height of 16 ft. will be considered for approval; only non-metal material netting will be permitted and all netting must be inside of property line and not on fence/walls and must be installed in a professional manner. All installation is subject to Architectural Committee approval.

D. A completed and approved Project Approval Request form is required before starting any exterior change, addition or improvement, including:

1. If an exterior wall or roof support or roof overhang is to be moved, added, or altered.

2. Installation or construction of any structure on a lot.

3. Installation of any fence (wall).

4. Any change in elevation or slope of a lot.

5. Installation of air conditioner/heating units on the exterior of a home if said unit exceeds 42 inches in height above ground level.

6. For removal of an existing home.

7. For construction of a new home or replacement of an existing home.

8. Air conditioners, swamp coolers, furnaces, heat pumps are not permissible in the 5 ft. side yard setback areas.

E. If an existing structure is being altered, replaced or modified, it must be brought into compliance with these rules.

F. Height restriction on new construction and manufactured homes.

1. All new construction shall be limited to one story and shall be occupied by no more than one family.
2. Floor height in any new construction shall be limited to the average of the height of the floors in the homes on either side of the new construction.
3. All new construction shall be limited in height to 16 feet from the floor level.

G. Miscellaneous

1. ACR&P Committee may meet monthly to share ideas and discuss problems.
2. Decisions of the ACR&P Committee may be published in the Roundup and during the summer in email newsletters.

Note: This document contains some of the revisions recommended by the AWhA attorney and following a meeting of the ACR&P Committee on 3-21-12.