



ARCHITECTURAL DESIGN REQUIREMENT GUIDELINES
For
HOMEOWNERS

Revision 2 – February, 2020

Revision 2 – 2/15/20 Updated to modify MATERIALS SPECIFICATIONS and USAGE Section 1 – Fencing and Design Elements

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GENERAL INFORMATION

1. Community Introduction

The Mogollon Airpark Homeowners' Association (HOA) is a unique area with a distinct identity created by the rich natural environment and by prestigious homes compatible within that same environment. Homes nestled in Mogollon Airpark are characterized by a rustic yet gracious spirit that is reflected in the heritage of Arizona's plateau and northern regions. As if that wasn't enough, we have a runway.

In order to protect your investment, to preserve the natural beauty that enriches Mogollon Airpark and to foster the mountain charm that characterizes the overall theme of Mogollon Airpark, residences and hangars are to be designed in accordance with these standards. While protecting the distinct style of Mogollon Airpark, these standards provide ample opportunity for individual and architectural creativity. Please familiarize yourself with these standards so that you understand the design parameters for all construction in Mogollon Airpark before planning your new residence or hangar.

The HOA standards are detailed in the following Design Guidelines. All construction must also comply with the Covenants, Conditions and Restrictions (CC&Rs) for the HOA and all ordinances and building requirements of Navajo County. Because of the way it was developed, we have six different sets of CC&Rs.

Parcels of land in Mogollon Airpark consist of common areas (often referred to as Tract B), Residential Lots, each of which is assigned a unique lot number, and Hangar Tracts, each of which is assigned a unique tract letter(s). In these guidelines, the term Lot is used to reference a Residential Lot, the term Tract is used to reference a Hangar Tract, and the term Common Area is used to reference Tract B.

Membership in the HOA is conveyed by ownership of a lot, one share for each lot. Tracts do not convey membership in the HOA and do not convey any voting rights within the HOA. Tracts, however, are subject to the same Rules and Regulations as a lot. Ownership of a Tract requires concurrent ownership of at least one lot. There are different guidelines and requirements for improvements on Lots than for Tracts, as further outlined in this document.

Homes in Mogollon Airpark should be custom in design, responding to the unique feature of your lot and the standards of the Design Guidelines to ensure that your residence will harmonize with the Community. Styles will be reviewed by the Improvements Committee in order to determine if that style is compatible with the Mogollon Airpark character and mountain spirit. For purposes of this document, the Improvements Committee will be referred to as the **Architecture Review Committee (ARC)**.

Residences are to be designed in a manner that integrates and preserves natural features, such as vegetation, rock outcroppings and slope of land, as much as possible.

Driveways, garages, and stand-alone structures should match the single-family residence siding and roofing.

No condominium or multi-family development is allowed in the airpark. Only one single-family residence is allowed on a residential lot.

Guest houses on residential lots, and guest quarters in aircraft storage hangars are for temporary living only and in no case will be used as a permanent residence.

Note: All references to 'lots' throughout these guidelines will also include 'tracts' where applicable.

All buildings or structures erected on lots shall be of new construction and no used building structure shall be moved from other locations onto your lot. Not more than one single-family structure may be erected on any individual residential lot, provided, however, a separate guest quarter may be constructed without cooking facilities (per amendment to Unit 4B, cooking facilities are not excluded in 4B Hangar Tracts) on lots that are thirty thousand (30,000) square feet and above.

No temporary house trailer, travel trailer, mobile type home, mobile home, or any temporary housing shall be placed or erected on any lot. Mobile homes and RV/trailers may be parked on an owner's property during construction for no more than six (6) months. When the owner leaves the property, the temporary housing must also be removed. Manufactured housing shall be permitted within Mogollon Airpark upon approval of the ARC.

The HOA understands that many homeowners may wish to explore and ultimately install some form of alternative energy to alleviate the ever increasing energy costs required to support a modern home. Therefore, Mogollon Airpark does support the installation of alternative energy sources that do not adversely affect the character of the neighborhoods, nor detract from their neighbor's enjoyment of our beautiful natural surroundings.

The design review standards are intended to maintain the highest standards in order to safeguard the beauty of the community and to protect your investment. Designs that are determined by the ARC to be compatible with community standards will be permitted. The Architectural Chairman or any member of the ARC is available to discuss design concepts with potential and actual property owners.

2. ARC Contact Information

Architecture Review Committee Telephone: (928) 535-3071
PO Box 1778
Overgaard, AZ 85933

3. Design Review Process

All design review applications are sent to the Architectural Chairman. The Chairman manages plan review and onsite inspection for the ARC and the Association, while also performing an initial review of all submittals to determine if they are complete. If the submittal is complete, the Chairman then meets with the ARC members and the review is processed as soon as possible. If it is incomplete, he/she will contact the owner or builder for the additional information before the review is started. If you have any questions regarding the review process, contact the Chairman.

In addition to plan reviews, it is the Chairman's job to insure that all construction is in accordance with approved plans and to inspect all construction or improvements underway in Mogollon Airpark. If you have any questions about issues that need to be addressed on site, please contact the Chairman. The

most important key to a quick approval of your project is a complete submittal. **The ARC will not start a review, look at plans or consider materials until the submittal, together with all required samples are received.**

An application and checklist are included as attachments to these guidelines. These documents are to be completed and included with your submittal. If a submittal is received incomplete, you will be notified in writing of the items needed to complete it. After we have received a complete submittal, and have reviewed it, we will notify you in writing of approval or of any needed changes.

All submittals, changes and responses from the Association must be in writing. No member of the ARC or Mogollon Airpark board member, or any agent thereof, has the authority to verbally approve any project or subsequent request for changes from what was approved. And while we do maintain documentation of most ARC approvals, especially for new construction, it is your responsibility to maintain copies of any approvals you receive indefinitely.

As soon as a complete submittal has been received, it will be reviewed as quickly as possible. A complete submittal with acceptable detailed plans will be voted upon within thirty (30) days of the date of receipt. The 30-day clock will not start until the submittal is complete. Sending the ARC partial information, or plans which do not show adequate detail, will delay the process. The committee is aware that a quick response is important and tries to get the reviews accomplished as fast as possible.

Failure of the ARC to reject in writing said plans and specifications within thirty (30) days from the date of submittal receipt should constitute approval of plans and specifications.

If you are concerned that the committee might not approve a home you are considering, you can submit elevations for a preliminary, non-binding assessment by mailing it to the ARC at the address given above.

If for some reason the ARC rejects your plans, you have the right to appeal the decision to the HOA Board of Directors.

Upon final approval of your application, the ARC will contact you to let you know of the committee's approval. After obtaining this HOA approval document, you can then proceed to the Navajo County building department for your construction permit. **Mogollon Airpark HOA must receive your owner (\$2500) and builder (\$1000) construction deposits before construction begins.** If construction is not started within **one (1) year** of ARC approval, you must re-submit an application. Exterior construction should be completed within **six (6) months** of construction start date. If exterior construction cannot be completed with six (6) months, please notify the ARC with reasons for the delay.

4. Construction Notes

Please note that no tree or undergrowth clearing, excavation, culvert installation or building may take place until you have both the ARC approval and a county building permit. All trees and brush to be removed must be identified and approved prior to removal. Please remember also that a culvert must be installed and a driveway constructed onto the lot from the street to the planned garage or hangar location using ABC, cinders or other approved surfacing materials *before construction can be started*. The driveway and culvert require a separate permit from the County before they can be installed. Before any lot clearing, grading or construction is started the lot perimeter, setback lines and house footprint

must be staked and marked with string lines. If the developer's stakes are not visible from one stake to the next, a survey may be needed. The architectural inspector must then confirm and approve the lined boundaries and position on the lot, using the site map. The perimeter and setback stake and string lines must remain in place throughout construction.

Construction work or improvements by contractors or hired workers may only be performed Monday through Saturday from 7:00 AM to 6:00 PM. No construction work is allowed on Sunday. Violations will result in subtractions being made from the owner or builder's construction deposit (see Section on Fees, Deposits and Fines). Violations of other rules herein may also result in deductions from your deposits if ordered by vote of the board of directors. *(Owners may perform work outside these hours, if no hired workers are used).* The property owner is responsible for the acts of his or her agents, contractors, and subcontractors. Violations or unapproved deviations from the approved and signed final agreement may result in fines, deductions from the construction deposit, and/or a stop-work order.

Construction traffic is prohibited on the common area runway, taxiways and tie-down areas. The failure of the lot/tract owner to prevent construction traffic associated with his lot/tract from entering upon common area runway, taxiway and tie-down areas shall make the lot/tract owner liable for any necessary repairs caused by construction traffic in those areas. If no other access is available, vehicles larger than a pick up may be permitted if adequate protection is provided to the taxiways. Special consideration is required concerning access to the twelve (12) hangar tracts north of the west tie-down lot. Lot/tract owners are responsible for all resulting taxiway or adjacent county road damage. Vehicles using the common area taxiways shall limit their speed to not more than 10 MPH.

PLEASE UNDERSTAND THAT THIS DESIGN REVIEW PROCESS IS AN AESTHETIC REVIEW, AND A REVIEW OF THE PROPOSED NEW HOME OR IMPROVEMENT FOR CONFORMANCE TO THIS DOCUMENT AND THE CC&Rs ONLY, AND DOES NOT EXAMINE OR GUARANTEE THE STRUCTURAL ELEMENTS OR CONFORMANCE TO APPLICABLE BUILDING CODES.

This process is designed and intended solely to protect the aesthetic integrity of Mogollon Airpark and thereby protect your investment and property values of all owners.

Building permits must include a provision for portable toilets for workers. No electrical and water connections are permitted until house or hangar construction is under way.

Individual shared water systems will not be permitted on any lot.

Construction debris shall not be allowed to accumulate but shall be disposed of as construction progresses. The owner or contractors shall pick up any material blown onto adjacent parcels.

The airpark dumpsters may not be used for construction materials or debris.

No trespassing on adjacent lots.

Mobile homes and RV/trailers may be parked on an owner's property during construction for no more than six (6) months. When the owner leaves the property, the temporary housing must also be removed.

ARCHITECTURAL DESIGN & SUBMITTAL REQUIREMENTS

1. Site Plan

One (1) copy of a site plan, to scale, must be submitted with your plans.

Details of all proposed site grading must be shown. Keep all grading to a minimum. If a driveway is built across a slope, a cross section showing how you intend to handle cut and fill must be included. Please refer to Materials Specifications and Usage, Section 11, referring to the required plan before any tree cutting or clearing of vegetation is permitted.

Site plan to include the following (if applicable): house location on residential lot with twenty (20) foot setbacks front and back and fifteen (15) foot setbacks on the sides of the lot. All structures are to fit within the twenty (20) foot setback building envelope. It is recommended that physical measurements be made to verify actual dimensions versus totally relying on the Site Plan document.

Setbacks for hangar tracts are documented in the appropriate Unit's Exhibit, which are attached.

Note: *Prior to constructing any utility trenching, or installing meter boxes, contact the utility company for an approved meter location. If meter or trench is placed in an unapproved location, the meter box and/or trench may need to be moved prior to receiving utility service.*

2. Procedure for Requesting and Approving Setback Variances

The CC&Rs state that 'no structure' shall be erected or placed within twenty (20) feet front and back and fifteen (15) feet on the sides of any lot line. However, there is a provision for exceptions to be granted by the ARC "if the Association is of the opinion that the setback requirements would cause an undue hardship, or where a variance thereof would be in the best interest of the lot owners and subdivision as a whole."

The twenty (20) foot setback also applies to decks, patios, or the placement of any other structural improvement. No variance is required for fencing that runs along a lot line that borders between Mogollon Airpark and non-Mogollon Airpark property, and though a variance is not required, approval by the ARC is. Fences must be at least four inches inside the lot line.

There could be such things as drainage easements or other restrictive topography that would prevent a house from being built within the normal building envelope. For example, if an owner purchases a narrow residential lot, they should plan to build a home that will fit inside that lot's building envelope. Home plans that "will not fit within the remaining envelope" will need to be assessed on an individual basis, but there are few lots that will meet this definition or situation in Mogollon Airpark.

Any easements for roadway slopes, drainage, sewers, water, cable, television, electricity, telephone, and other utilities along, under, around, adjacent to, and across the lots shall include the right to excavate for, place, cover, repair, and do everything necessary or desirable to maintain the same in a workmanlike manner and proper condition. Any such easements shall be within fifteen (15) feet of any lot line. The easement areas of each lot and parcel of land and all improvements in it shall be maintained continuously by the owner of said lot and parcel of land.

The process starts upon submittal of the Application for Variance form (see the Exhibits section of these guidelines) with a site and building plan by the lot owner. The submittal must include a site/plot plan showing all lot lines, the twenty (20) foot setback lines front and back and fifteen (15) feet on the sides, and the outside dimensions of where the owner wants to place the house and all structures. The owner must include a justification that clearly states why the lot size, shape or topographical features make

building the house very difficult or impossible without a variance. The owner should also state why this particular house plan cannot be modified or why a different house plan will not work.

Then the ARC must determine that a variance is justified under the CC&Rs. This generally occurs when a house that is sized and designed appropriately for the lot simply will not fit without a variance.

Approvals or rejections will be communicated to the lot owner in writing. Every effort will be made by the ARC to complete this process within thirty (30) days after the request is received, but for complicated situations, the process may take longer. If such a case exists, the lot owner will be notified by the ARC within 30 days and the application will be considered incomplete. Variances should only be sought where circumstances are unusual, obvious and compelling. Owners should recognize that requesting variances of any type or amount will delay final approval and therefore the start of any clearing or construction.

Any variance is not to be considered all encompassing. It applies only to the specified and approved structure.

Variances, not exercised, like all ARC approvals, are only valid for one (1) year from the date of approval. Therefore, if construction is not started within one year of receiving the variance, a new application needs to be submitted.

3. Ownership of Adjoining Lots

Property owners who own two adjoining lots and plan to construct a single family residence across the interior (center) property line of the two properties must first obtain authorization from the Navajo County Assessor's Office prior to submitting an application to the ARC. This authorization, a copy of which must be submitted to the ARC with the application, will combine the two properties into a single parcel for tax purposes only.

Property owners who own an adjacent lot to that on which their primary residence is located may construct other buildings or structures on the adjacent lot as outlined in these guidelines. Again, prior to submitting an application to the ARC for approval, the property owner must first obtain authorization from the Navajo County Assessor's Office. This authorization, a copy of which must be submitted to the ARC with the application, will combine the two properties into a single parcel for tax purposes only.

In either situation cited above, the yearly dues assessment will be based on the number of individual lots prior to the lots being combined into one parcel. Except for those lots that were combined prior to July 9, 2005. Note: If those lots are ever 'uncombined', the owner will pay dues for each individual lot.

The twenty (20) foot setback front and back and fifteen (15) foot setback on the sides of the lot requirement per the CC&Rs and these guidelines will remain in effect for all exterior property lines.

4. Floor Plans

Floor plans for each structure, with dimensions, must be provided on minimum 8-1/2" x 11" paper.

MATERIALS SPECIFICATIONS AND USAGE

When replacing any existing design elements, the replacement must conform to current guidelines, even if the original element was approved under earlier guidelines. Any replacement element is considered to be 'new' and must therefore be approved by the ARC.

Acceptable materials for specific Mogollon Airpark Units (I, II, III, IVA, IVB, and VI) are listed in the Exhibits section of these guidelines.

1. Fencing and Design Elements

Fencing of any kind must be approved by the ARC before installation and must be of a kind that is in harmony with the surroundings. Chain link fences are not in harmony with the surroundings and will not be approved. Please indicate the materials you are using for any fences or screens listed on your site plan and application.

Fences no taller than five (5) feet must have three (3) rails if taller than three feet five inches (3'5"); less than three feet five inches (3'5") tall must have two (2) rails. A 2"x4" wire mesh may be attached on the inside of the fence, no wider than 100 thousandth inch diameter (0.1 inch) and must be bare steel, black, or dark brown finish as close to invisible as possible. No attachment from the wire may be visible outside the fence.

Split rail fencing no more than three (3) feet in height will be approved.

Temporary chicken or rabbit wire to protect gardens and trees will be approved.

2. Exterior House, Yard, or Post Lighting

If you intend to use exterior lighting, other than normal wall-mounted entry and patio lighting mounted on the house, provide complete details. Light pollution in our dark forests should be avoided. Security lighting (other than house-mounted photocell type lights) and lighting for nighttime playing or recreation areas are not allowed. Photocell type security lighting must be angled or screened so that the lighted bulb itself isn't visible to neighbors. All exterior lighting shall be of a downward deflecting design. Indicate the type of lighting and show the location of the light fixtures on the site plan. Lighting off the house must be mounted on stained wood posts, natural rock posts or dark colored metal posts that blend in with the forest. Provide picture or brochure of requested light fixtures with your submittal for review and approval by the ARC.

3. Roofs

Acceptable roof materials for specific Mogollon Airpark Units (I, II, III, IVA, IVB, and VI) are listed in the Exhibits section of these guidelines.

Note: All samples at the lodge for other approved roofing materials for Units I – VI.

Vent pipes, caps or metal chimneys and skylight housings must be painted to match the roofing color. Electrical boxes and conduits mounted on the home's exterior must be painted to match or harmonize with the part of the home to which they are attached. No shiny metal vent stacks or roof flashings are permitted. Any exposed metal shall be brown, black or earth tone.

Solar: Any homeowner who desires to install any solar energy device on the lot must submit plans and specifications to the ARC for its approval prior to entering into any contract for such installation. All plans must show the location of such devices on the lot and the home. Solar panels may only be placed on the roofs, and in a manner to minimize visibility from the street and reflection of sunlight onto any other lot. All material supporting the devices should be colored or anodized to match the roof color or the panel color. No reflective bright work will be permitted. All solar installations will be reviewed and approved in accordance with current Arizona statutes and requirements in effect at the time of the review by the ARC.

Placement of aviation communication antennas approved on structure rooftops are not to exceed 36' in length.

All installations of roof mounted equipment will be reviewed and approved in accordance with current Arizona statutes and requirements in effect at the time of the review by the ARC.

4. Garage Doors

Will match the house trim paint or be painted brown or stained to match the house.

Note: *It is highly recommended that any previously approved garage door and/or trim that needs to be repainted, be repainted to blend with the exterior house color. The ARC will be pleased to review and approve this change.*

5. Exterior Siding & Colors

Acceptable siding materials for specific Mogollon Airpark Units (I, II, III, IVA, IVB, and VI) are listed in the Exhibits section of these guidelines.:

All Mogollon Airpark Units are approved to use:

- Siding shall be solid wood or log stained. Solid wood siding includes LP Smart Siding six (6) to ten (10) inches wide, wood grain, Diamond Kote or similar finish.

Exterior materials shall be continuous and consistent on all elevations.

A color sample of the proposed siding finish is required for review with your submittal. The colors of the home should help blend in with the forest, so stains must be complimentary earth tone colors. Reflective colors such as whites or pastels, or very strong/bright colors are not permitted.

6. Re-painting and Re-staining

When re-painting or re-staining, ARC approval must be sought and received before use of any stain or paint that differs from what was originally approved. **Note:** *It is highly recommended that any previously approved exterior siding and/or trim that needs to be re-painted or re-stained blend with the exterior of the house color and approved by the ARC.*

7. Trim

Wood trim material should be complimentary in color and materials (either stained or painted) to the siding materials on the residence. Provide a color sample or indicate that the color is the same as the siding, along with type and size that will be used, with your submittal.

8. Porches, Patios & Decks

Outdoor living areas, such as porches, patios and decks are encouraged design elements for homes in Mogollon Airpark. These elements should be incorporated into the architectural design of the residence, and appear as an extension of the residence in form, materials and colors. **For fire protection, screening the underneath portion of decks is recommended.** Lattice may be used to conceal the area below any constructed decks, subject to ARC review, and must be notated on construction plans. Show complete construction details for any patios or decks on your building plans. Include information on how the outside will be finished, along with details on railing and column supports.

Enclosing porches or patios with screening must be approved by the ARC. Minimum requirements are framing made of natural materials, matching the house, and the screen fabric must be as translucent as possible.

9. Other Buildings or Structures

All other buildings or structures must be shown on the site plan and renderings must be provided. Provide all required information for each additional building, consistent with what has been provided for the main home, or for which you are proposing as an addition to an existing home. Design architecture and exterior materials of any additional buildings must match existing residence.

Radio towers, wind generators or other such tall structures are not allowed. Metal sheds are not permitted. Greenhouses must be located in the rear yard, be kit built or equal in quality, and must use glass or rigid plastic panels. Greenhouses may not be used later for any other purpose, including storage.

10. Culverts and Driveways

No construction may be started on any residential lot until the owner has installed a driveway, with a culvert - if required by the County, and has installed a rock, cinder, gravel or paved surface on the driveway for a minimum of fifty (50) feet onto the lot. **The approved access drive will be the only construction access to any lot.** On any property where a culvert is required, the property owner must ensure the exposed culvert ends are protected from erosion. Failure to do so can cause immediate problems. If a culvert is not installed, the drainage ditch is blocked and the water overflows into the street when it rains. When the ground is wet and there is no gravel drive installed, mud can be carried hundreds of feet up the road, which is the owner's responsibility to clean up. Culvert sizing shall be determined by the County and a permit is required before installation.

Hangar culverts should be a minimum of six (6) feet back from the taxiway.

All lots which abut and share the use of a driveway shall contribute to the common maintenance of that driveway, including, but not limited to, grading, snow removal, graveling, etc. The maintenance shall be that agreed upon by the lots sharing the use of the driveway and should any lot owner fail to make it's pro rata contribution, that lot shall be subject to a lien for the amount due and, if the owner fails to pay the amount due, the court may assess him with a reasonable attorney's fees.

11. Clearing or Thinning of Trees, or Undergrowth

The committee will not approve any lot *construction clearing* (tree and/or vegetation removal within the house footprint) or the construction of a driveway, until it has received and approved a complete submittal and a building permit has been issued by the County.

Removal of trees from lots prior to, during or after construction is prohibited. ***There shall be no clearing of the land (removal of trees or brush) without the approval of the ARC except within a ten (10) foot perimeter of any structure's footprint.*** Assistance and advice is readily available through the Architectural Chairman. Once an owner has submitted a specific plan to the ARC, and *has marked any trees and undergrowth to be removed*, the Chairman will review the plan, inspect the site, and recommend approval or disapproval to the ARC. Once the selective clearing or thinning plan has been approved, and work begins, any trees or brush cut on the property must be hauled away from the site, chipped for landscaping or cut and stacked and retained for firewood.

12. Recreational Amenities

An ARC approval is required for all recreational amenities. Spas, playing courts, horseshoe pits or other recreational amenities must be located as far away from neighbors as possible to avoid adverse noise impact. Above ground *spas* are permissible provided they are screened from view and built into a landscaping component. Other recreational amenities, such as basketball hoops, must be located within the buildable space. Basketball hoops may not be attached to a house or an existing structure. Portable

basketball hoops are allowed. All mounting hardware and posts must be black or brown to make the device blend in with the forest.

13. Landscaping and Yard Display Guidelines

Landscaping should be designed to maintain the natural forest appearance. A well-developed landscape enhances the value of a residence and adds to the beauty of Mogollon Airpark.

Any major modification to landscape requires an ARC application. ***(When in doubt as to the meaning of 'major modifications' please contact your Community Manager or submit a plan to the ARC.)***

Yard decorations and displays should be kept at a minimum and appropriate to a natural forest setting (a log bench for example). Wagons, other such antiques or reproductions or wood forest animal carvings may be used sparingly, but only if approved in advance by the ARC. The ARC must approve any permanent ornamental yard decorations visible from the street. Exterior ornamental objects such as, but not limited to, metal, ceramic, or wood sculptures (with the exception of forest animal carvings), statues and plastic animals will not be permitted.

14. Drainage Systems

Any drain systems must be engineered in such a way as to avoid channeling water into a neighbor's house or yard. If you alter the natural ground contour to re-route water around your home, you must channel it across your own property into designated drainage swales. You may not create a concentrated flood of water that dumps out onto neighboring property where no such flow existed previously. Plans for drainage improvements must have prior approval from the ARC.

Surface drainage upon and across any property is the responsibility of the owner, through the implementation of sound construction and drainage practices. Any improvement which creates an obstruction to or hinders surface flow, snow melt, or groundwater discharge resulting in a back-up of storm waters, an increase of movement of predevelopment flow, or concentrating discharge onto neighboring properties is strictly prohibited. A signed drainage acknowledgement form is required (found in the Exhibits section of these guidelines).

15. Miscellaneous

- As Per Fire Adapted guidelines, trees may be cut, split and stacked and/or chipped and spread 30 feet away from any structure. Pine needle mulch and resulting duff keeps the soil cool in the summer, retains moisture in the soil, and provides your vegetation with nutrients. If you rake up pine needles, the foresters recommend you mulch them on site and spread them back on the ground.
- **Any changes in materials, colors, or design from what the ARC has approved must be approved by the Architecture Review Committee. Failure to do so may be subject to fines.**
- Propane tanks must be accessible from county roads and not require access from the taxiways. Our committee recommends painting above ground propane tanks a light green or tan in addition to screened planting. We no longer can require that it be walled in (fenced) as the CC&R's state due to a change in the Uniform Fire code. The local fire department recommends that the propane tank be buried as it is the safest during a fire.
- Fireplaces, at the time of their construction or installation, shall have spark arresters installed.

16. Fees, Deposits and Fines

a. Architectural Review

At the present time, there is no fee due for the ARC to review plans for new construction (including modifications to existing structures), staining or painting, fence construction, etc., however, if the HOA decides to contract with our property management company for architectural review, review and inspection fees will come into effect.

b. Refundable Construction Deposit

A \$2,500 deposit is required for new construction (including modifications to existing structures) from the lot owner and a \$1000 deposit is required from the building contractor. No construction of a residence or hangar may be started until the property owner and the contractor have deposited these sums with the Association.

Any repairs needed to the taxiway or neighboring lots must be completed within thirty (30) days. The Association may use the deposit to effect repairs if the lot owner/contractor fails to do so. If the deposit is inadequate to cover the cost of work, the property owner shall immediately pay the shortage to the Association.

The \$2,500 and \$1000 damage deposits will be refunded as soon as the ARC has inspected the taxiways, runways, and neighboring property to ensure that no damage has taken place, and the Certificate of Occupancy (COO) from Navajo County is obtained. This refund will occur not later than 30 days of receipt of the COO by the ARC.

The deposit may be forfeited to the Association as liquidated damages for a breach of this Agreement. If forfeiture is deemed necessary, the ARC will determine the amount of forfeiture on a case by case basis. Your check for the construction deposit should be made payable to Mogollon Airpark HOA. No interest will be paid on any deposit held by the Association.

c. Fines

Violations of the Mogollon Airpark Architectural Design Requirement Guidelines will be subject to a fine. The ARC will do periodic inspections to ensure compliance with all guidelines. The ARC will notify the Board of Directors concerning lots that are not in compliance. Fines will be assessed per the Mogollon Airpark Homeowners Association Compliance policy.

**“Exhibit A”
CONTRACTOR/OWNER SUBMITTAL CHECKLIST**

LOT _____ LOT ADDRESS _____

PROPERTY OWNER _____ DATE _____

A COMPLETE SUBMITTAL INCLUDES:

- COMPLETED DESIGN REVIEW APPLICATION (Exhibit B or D)
- ONE COPY OF SITE PLAN (with all setbacks marked)
- ONE COPY OF FLOOR PLANS
- ROOFING MATERIAL SAMPLE, IF REQUIRED
- SIDING SAMPLE, IF REQUIRED
- STAIN COLOR SAMPLES

Optional Forms

- APPLICATION FOR VARIANCE
- FIREWISE APPLICATION TO THIN TREES AND BUSHES

Please send your completed application to the Architectural Chairman at:

Mogollon Airpark HOA
PO Box 1778
Overgaard, AZ 85933

Upon final approval of your application, you will receive an HOA approval letter. After obtaining this document, you will submit your plans and a copy of the written approval from the Committee to Navajo County in order to obtain a building permit. In addition to the building permit, you will need to obtain a permit to install a culvert and construct your driveway and apron, if any. **This work must be approved by the ARC and completed before you start construction of your home. Mogollon Airpark HOA must receive your owner (\$2500) and builder (\$1000) construction deposits, made payable to Mogollon Airpark HOA, before construction begins.**

REQUIRED PRIOR TO COMMENCING CONSTRUCTION:

- CONSTRUCTION REQUIREMENTS FOR CONTRACTORS FORM
- CONSTRUCTION REQUIREMENTS FOR OWNERS FORM
- NEW CONSTRUCTION OR IMPROVEMENTS AGREEMENT FORM
- DRAINAGE ACKNOWLEDGEMENT FORM
- OWNER & CONTRACTOR CONSTRUCTION COMPLIANCE DEPOSITS
(\$2500 – Owner deposit; \$1000 contractor deposit)

After the County issues permits, the Owner must provide to the Architecture Review Committee a copy of all building and/or grading permits and emergency telephone numbers for the contractor and owner.

**“Exhibit B”
NEW CONSTRUCTION DESIGN REVIEW APPLICATION**

LOT _____ LOT ADDRESS _____ DATE _____

PROPERTY OWNER _____

ADDRESS _____ PHONE _____

_____ FAX _____

_____ EMAIL _____

CONTRACTOR/BUILDER _____ LICENSE # _____

ADDRESS _____ CONTACT PERSON _____

_____ PHONE _____

_____ FAX _____

ARCHITECT/DESIGNER _____

ADDRESS _____ CONTACT PERSON _____

_____ PHONE _____

_____ FAX _____

This application will be considered complete only if all documents and submittals, as set forth in the Design Guidelines, are included. One copy of your site plan, to scale is required.

****Please include “Contractor/Owner Submittal Checklist” with this application as part of your New Construction submittal.****

ARC Comments: Approved _____ Rejected _____

ARC Signature _____ Date _____

ARC Signature _____ Date _____

ARC Signature _____ Date _____

COMMENTS _____

**“Exhibit C”
REQUEST FOR CHANGE TO DESIGN REVIEW APPLICATION**

LOT _____ LOT ADDRESS _____ DATE _____

PROPERTY OWNER _____

PHONE _____ FAX _____

CHANGES REQUESTED:

(Include list of items to be changed and samples of new items.)

1) _____

2) _____

3) _____

4) _____

Property Owner Signature

Date

Property Owner Signature

Date

APPROVED:

By: _____
Chairman, Architecture Review Committee

Date

By: _____
Member, Architecture Review Committee

Date

By: _____
Member, Architecture Review Committee

Date

**“Exhibit D”
APPLICATION FOR EXTERIOR MODIFICATION TO EXISTING STRUCTURE**

LOT _____ LOT ADDRESS _____ DATE _____

PROPERTY OWNER _____

ADDRESS _____ PHONE _____

_____ FAX _____

_____ EMAIL _____

CONTRACTOR/BUILDER _____ LICENSE # _____

ADDRESS _____ CONTACT PERSON _____

_____ PHONE _____

_____ FAX _____

MODIFICATION/IMPROVEMENT REQUEST _____

*This application will be considered complete only if all documents and submittals, as set forth in the Design Guidelines, are completed. One copy of your plot plan or drawing showing locations, specific details & dimensions of any modifications to the exterior of the home/hangar or yard/lot is required. ***Please include “Contractor/Owner Submittal Checklist” with this application as part of your Exterior Modification submittal.****

ATTACHMENTS/SUBMITTAL SAMPLES _____

PROPERTY OWNER SIGNATURE _____

ARC Comments: Approved _____ Rejected _____

ARC Signature _____ Date _____

ARC Signature _____ Date _____

ARC Signature _____ Date _____

COMMENTS _____

**“Exhibit E”
DRAINAGE ACKNOWLEDGEMENT**

LOT _____ ADDRESS _____

PROPERTY OWNER _____

Surface drainage upon and across my property is my responsibility as the property owner through the implementation of sound construction and grading practices. Any improvement which creates an obstruction to surface flow, snow melt or groundwater discharge resulting in a back-up of storm waters, an increase of movement of predevelopment flow, or concentrating discharge onto neighboring properties or common area is strictly prohibited unless an agreement is reached with the affected adjacent property. The Architecture Review Committee reserves the authority to disapprove any exposed excavation or fill transition upon review.

I acknowledge the above requirement and sign below with full knowledge of its content and significance.

Property Owner Signature

Date

Property Owner Signature

Date

“Exhibit F”
CONSTRUCTION REQUIREMENTS FOR CONTRACTORS

- A. Any changes in materials, colors, or design from the approved plans must be re-approved by the Architecture Review Committee.
- B. Construction work can only be performed Monday through Saturday between the hours of 7:00 AM and 6:00 PM. No construction work is allowed on Sunday.
- C. No construction equipment or materials may be placed on, or left in, the street or on neighboring property. This includes dumpsters, overnight vehicles and portable toilets. Any construction materials and equipment left on the site must be contained within the building envelope or driveway. Contractor vehicles may at no time block neighbor’s driveways, and if workers cannot park on the lot, they may park only on one side of the street to avoid congestion.
- D. Absolutely no trespassing on adjacent lots.
- E. Nothing larger than pick-up sized vehicles is allowed on the taxiways.
- F. Propane tanks must be accessible from county roads and not require access from the taxiways. The propane tank must either be buried or kept screened by adequate planting to conceal it from the neighboring tracts, roads and streets.
- G. A portable toilet facility shall be made available for on site construction workers.
- H. No open fire on construction sites and no smoking except inside a car, truck or closed-in (dried-in) house.
- I. Fire extinguishers must be conveniently located at the construction site. A minimum 5/8” diameter hose connected to a water supply shall be ready for immediate use to any area of the construction site.
- J. No music or other entertainments sounds may be played at a job site except where the source is inside a closed-in house, with the volume low enough so that it is not audible to any neighbors. Owners and contractors are responsible for policing the actions of their subs in this regard. Failure to do so will result in a ban on any music at this and other Mogollon Airpark job sites of this contractor.
- K. A builder may at his/her option place a sign at the property during construction, but such sign must conform to the signage requirements.
- L. No thinning/clearing of trees and undergrowth may be done without the prior approval of the ARC.
- M. Before any lot clearing, grading or construction is started, the lot perimeter, setback lines and house footprint must be staked and marked with string lines. If the developer’s original stakes are not visible from one stake to the next, a survey may be required. The ARC must then confirm and approve the lined boundaries and position on the lot, using the site map. Stakes and strings on the perimeter must remain in place throughout construction.
- N. No pet may be brought into Mogollon Airpark by contractors or workers (unless they are also Mogollon Airpark residents).
- O. Any dirt, mud, oil, concrete, or other damage to any street or taxiway caused by a contractor or any of his/her subcontractors must be cleaned up or repaired immediately by the contractor.
- P. Construction debris shall not be allowed to accumulate but shall be disposed of as construction progresses. The owner or contractors shall pick up any material blown onto adjacent parcels.
- Q. Airpark dumpster may not be used for construction materials or debris. *Violations will incur a \$500 fine, per occurrence.*
- R. Concrete “washout” debris may not be dumped in ditches, streets, setback areas, natural landscape, or in any location other than the already-disturbed ground at the immediate building site. Any washout debris dumped on the lot during construction must be completely removed prior to final inspection.
- S. A construction deposit of \$2,500 from the Property Owner and a \$1000 deposit from the builder are required for any construction. This deposit will be returned after an ARC member has inspected the taxiways, runways and neighboring property to ensure that no damage has taken place.

Contractor certification: I hereby certify that I have read this entire document and these specific rules for contractors. I understand the rules and requirements listed herein. I understand that should I fail to abide by these rules my deposit may be at risk.

(Signed) _____ Company _____

Lot # _____ Date _____

“Exhibit G”
CONSTRUCTION REQUIREMENTS FOR OWNERS

- A. Construction must be started within **one (1) year** of approval and exterior should be completed within **six (6) months** of commencement of construction. If construction is not started within *one (1) year* of approval, you must re-submit an application and comply with the current regulations.
- B. Any changes in materials, colors, or design from what is approved in this document must be re-approved by the Architecture Review Committee.
- C. No thinning or clearing of trees and undergrowth may be done without the prior approval of the ARC except as outlined in other sections of the Architectural Design Requirements for Homeowners document.
- D. Before any lot clearing, grading or construction is started, the lot perimeter, setback lines and house footprint must be staked and marked with string lines. If the developer’s original stakes are not visible from one stake to the next, a survey may be required. The HOA architectural inspector must then confirm and approve the lined boundaries and position on the lot, using the site map.
- E. Construction debris shall not be allowed to accumulate but shall be disposed of as construction progresses. The owner or contractors shall pick up any material blown onto adjacent parcels.
- F. The airport dumpsters may not be used for construction materials or debris. *Violations will incur a \$500 fine, per occurrence.*
- G. Nothing larger than pick-up sized vehicles is allowed on the taxiways. You are responsible for any damage to the runway or taxiways. We suggest that you require a damage clause in your agreements with your contractors.
- H. A construction deposit of \$2,500 from the Lot Owner and a \$1000 deposit from the builder are required for any construction. This deposit will be returned after an ARC member has inspected the taxiways, runways and neighboring property to ensure that no damage has taken place.

Owner certification: I hereby certify that I have read this page, and the Requirements for Owners pages. I understand the rules and requirements listed herein. I understand that should I fail to abide by these rules my deposit, or the builder’s deposit, may be at risk.

Property Owner Signature

Lot #

Date

**“Exhibit H”
NEW CONSTRUCTION OR IMPROVEMENTS AGREEMENT**

The undersigned Property Owner hereby agrees to the following terms and conditions, which are a part of this Agreement:

- A. I hereby certify that I have read, understand and agree to all of the terms and conditions of the Design Guidelines and Construction Agreement and the CC&Rs adopted by the Board of Directors.
- B. I certify that this Application is an accurate and complete description of all construction details and that construction will be completed as described herein.
- C. **I understand that all contractors and subcontractors working on my property are my responsibility and that I am responsible to the Association for any action of my contractors which results in a breach of this Agreement and the CC&Rs, including damage to the road, taxiways, and adjacent properties.**
- D. I agree to submit a written application for any changes I decide to make and agree not to proceed with the changes until written approval is obtained.
- E. I acknowledge and agree that if I use unapproved materials, make modifications that have not been approved, or in any other way violate the terms of this Agreement, the Association shall have the right to take any or all of the following actions:
 - a. Require me to comply with the application as submitted and replace any unapproved materials.
 - b. Commence a legal action to force me to comply with the application as submitted, replace any unapproved materials and require me to reimburse the Association for any legal fees incurred.
 - c. Use the construction deposit to pay for work necessary to bring the property in compliance with this Agreement.
 - d. Require that I forfeit my construction deposit as all or part of liquidated damages.
 - e. Take any other course of action, or recourse available to HOAs under the law.
- F. If I violate the terms of this Agreement or the CC&Rs, I hereby agree to pay all expenses, including legal fees, incurred by the Association in enforcing the Agreement and the CC&Rs.

LOT _____ ADDRESS _____ OWNER _____

Property Owner Signature

Date

Property Owner Signature

Date

Builder/Contractor

Date

"Exhibit I"
APPLICATION FOR VARIANCE

LOT _____ PROPERTY OWNER _____ DATE _____

ADDRESS _____ DESIGNER/CONTRACTOR: _____

PHONE _____ PHONE _____

VARIANCE REQUEST _____

A plot plan or drawing of the lot/home showing locations, specific details & dimensions of any modifications to the exterior of the home or yard/lot is required.

ATTACHMENTS/SUBMITTAL SAMPLES _____

PROPERTY OWNER SIGNATURE _____

ARC Comments: Approved _____ Rejected _____

ARC Signature _____ Date _____

ARC Signature _____ Date _____

ARC Signature _____ Date _____

COMMENTS _____

Date _____

President, Mogollon Airpark HOA

**“Exhibit J”
FIREWISE APPLICATION TO THIN TREES AND BUSHES**

LOT _____ PROPERTY OWNER _____ DATE _____

ADDRESS _____

PHONE _____

REQUEST TO CLEAR LOT OF DEAD TREES AND BRUSH, TO THIN TREES AND BRUSH

Property Owner Signature

Property Owner Signature

Exhibit K – Unit I Architectural Guidelines

The following guidelines have been put into effect for Unit I of Mogollon Airpark:

Approved construction materials are available to view at the lodge.

Roofing:

- Roof materials must be “in harmony with the surroundings”
- A board approved metal shake shingle

Siding:

- Hardi-board siding must be individually approved
- LP Smart Siding 6-10 inch wide, wood grain, Diamond Kote or similar finish

Exterior:

- Natural color stain

House Size:

- Every residential structure shall have an area devoted to living purposes, exclusive of porches, terraces, garages, and guest quarters of not less than 975 square feet.
- A separate guest quarter may be constructed without cooking facilities on lots which are 30,000 square feet and above.

Setbacks:

- Setbacks shall be 20 feet in the front and back and 15 feet on the sides

General:

- Architectural elements consistent with those elements already approved for and in harmony with other units.

Exhibit L – Unit II Architectural Guidelines

The following guidelines have been put into effect for Unit II of Mogollon Airpark:

Approved construction materials are available to view at the lodge.

Roofing:

- Roof materials must be “in harmony with the surroundings”
- Cedar shake or suitable substitute as approved by the Architecture Review Committee (ARC)
 - Product resembling cedar shake made from Portland cement and/or other synthetic materials that concern themselves with fire safety and product longevity
- Sheet metal roofing of a color to be approved by the Board of Directors

Siding:

- Laminated wood siding is prohibited
- A solid wood siding shall be required for the structures. Redwood and cedar shiplap or tongue-and-groove solid wood siding or logs are specifically approved.
- Product resembling wood siding made from Portland cement
- Other types of synthetic materials must be specifically approved by the Association
- LP Smart Siding 6-10 inch wide, wood grain Diamond Kote or similar finish

Exterior:

- Homes shall not be painted but shall have natural stain, oil, or other protective coating which will enhance and not hide the natural texture and beauty of the wood or will match in quality, color, appearance, and durability to real wood stain when used on synthetic materials.

House Size:

- Every residential structure shall have an area devoted to living purposes, exclusive of porches, terraces, garages, and guest quarters of not less than 1,050 square feet.
- A separate guest quarter may be constructed without cooking facilities on lots which are 30,000 square feet and above.

Setbacks:

- Setbacks shall be 20 feet in the front and back and 15 feet on the sides

Exhibit M – Unit III Architectural Guidelines

The following guidelines have been put into effect for Unit III of Mogollon Airpark:

Approved construction materials are available to view at the lodge.

Roofing:

- Roof materials must be “in harmony with the surroundings”
- Cedar shake
- Product resembling cedar shake made from Portland cement and/or other synthetic materials that concern themselves with fire safety

Siding:

- Laminated wood siding is prohibited
- A solid wood siding shall be required for the structures. Redwood and cedar shiplap or tongue-and-groove solid wood siding or logs are specifically approved.
- LP Smart Siding 6-10 inch wide, wood grain Diamond Kote or similar finish

Exterior:

- Natural color stain

House Size:

- Every residential structure shall have an area devoted to living purposes, exclusive of porches, terraces, garages, and guest quarters of not less than 1,200 square feet.
- A separate guest quarter may be constructed without cooking facilities on lots which are 30,000 square feet and above.

Setbacks:

- Setbacks shall be 20 feet in the front and back and 15 feet on the sides

Exhibit N – Unit IVA Architectural Guidelines

The following guidelines have been put into effect for Unit IVA of Mogollon Airpark:

Approved construction materials are available to view at the lodge.

Roofing:

- Cedar shake or imitation cedar shake which shall in quality, color, appearance and durability to real cedar shake. The use of imitation cedar shake shall require the specific approval of the Association.
 - Product resembling cedar shake made from Portland cement and/or other synthetic materials or a sheet metal roofing
- Eaglelight Brand of imitation shake shingles
- SL16 Snaplock 16” roofing (installed with snow drip and hemmed panels)

Siding:

- Laminated wood siding is prohibited
- A solid wood siding shall be required for the structures. Redwood and cedar shiplap or tongue-and-groove solid wood siding or logs are specifically approved.
- A natural solid wood siding or a product resembling wood siding made from Portland cement
- Other types of natural solid wood or a product resembling wood siding made from other types of synthetic materials must be specifically approved by the Association

Exterior:

- Natural color stain

House Size:

- Every residential structure shall have an area devoted to living purposes, exclusive of porches, terraces, garages, and guest quarters of not less than 1,200 square feet.
- A separate guest quarter may be constructed without cooking facilities on lots which are 30,000 square feet and above.

Setbacks:

- Setbacks shall be 20 feet in the front and back and 15 feet on the sides

Exhibit O – Unit IVB Architectural Guidelines

The following guidelines have been put into effect for Unit 4B of Mogollon Airpark:

Approved construction materials are available to view at the lodge.

Roofing:

- Cedar shake or imitation cedar shake which shall match in quality, color, appearance and durability to real cedar shake. The use of imitation cedar shake shall require the specific approval of the Association.
- SL16 Snaplock 16” roofing (installed with snow drip and hemmed panels)

Siding:

- Laminated wood siding and “pressed board”, “pressed wood”, “pressed paper” or other similar siding is prohibited
- A natural solid wood siding shall be required for the structures. Redwood and cedar shiplap or tongue-and-groove solid wood siding or logs or log siding are specifically approved.
- Other types of synthetic materials must be specifically approved by the Association

Exterior:

- Homes shall not be painted but shall have natural stain, oil, or other protective coating which will enhance and not hide the natural texture and beauty of the wood. Building or other structures shall be in harmony with the surroundings.
- Insofar as is practical, the architecture of any associated hangar, guest house, or other detached structure shall match that of the main house. Specifically, the siding and roofing materials shall generally be of the same type.
- Hangar tracts E through M shall be as illustrated in Figure #1 and shall meet the following specifications:
 - Siding material shall be log siding similar to that contained on the “hex” hangar located on Parcel B, Mogollon Airpark.
 - Roofing material shall be imitation cedar shake or an approved roofing material per the ARC.
 - The location of window and doors, with the exception of the main hangar door, shall be at the discretion of the lot owner subject to approval by the Association. The main hangar door shall be oriented as illustrated in Figure #1 and shall face the taxiway serving that hangar lot.
 - The hangar shall be 46’ wide and 36’ deep as shown in Figure #1, and shall have a hangar door opening of 42’ wide and 12’ high.

House Size:

- Every single family structure or combination hangar/house shall have an area devoted to living purposes, exclusive of porches, terraces, garages, aircraft hangar, and guest house of not less than 1,200 square feet.
- A guest house or recreational vehicle storage garage may also be constructed on lots which are 30,000 square feet or more.

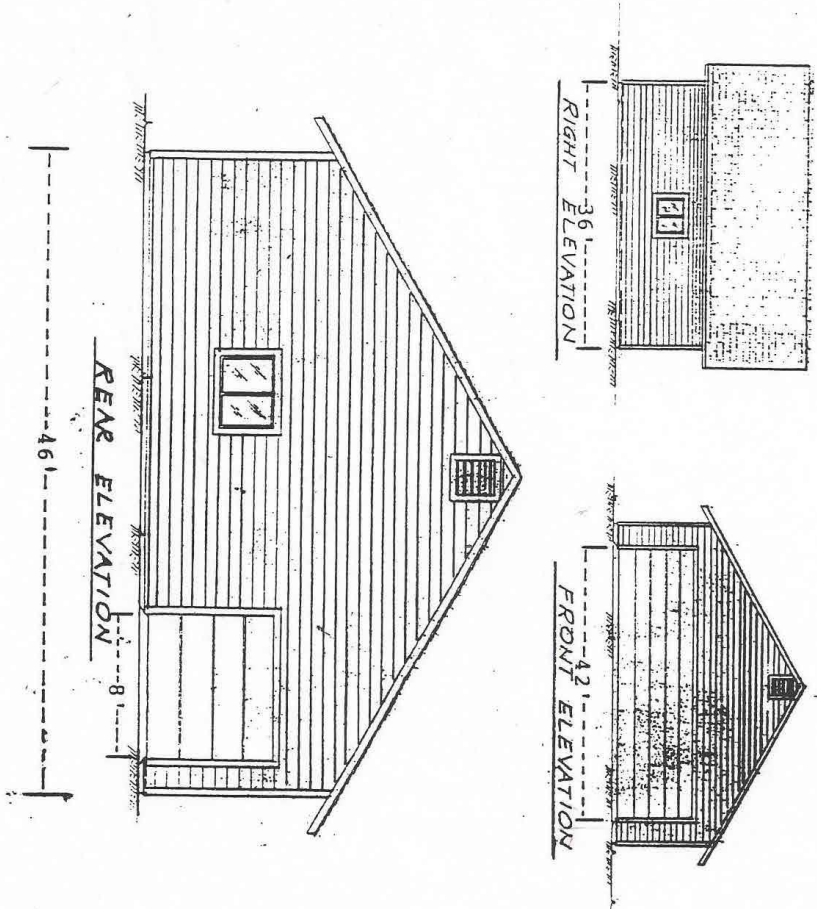
- Tracts E through M are for aircraft storage hangars only. Guest quarters may be constructed as part of an aircraft storage hangar on these Tracts.

Setbacks:

- No structure shall be erected on any lot within 20 feet of the front or rear line of said lot or within 15 feet of either side line of said lot; except that for Tracts E, F, and G, the setback shall be 20 feet from the front of the tract (taxiway side), 10 feet on the back of the tract, and 5 feet on each side of the tract; and for Tracts H through M, inclusive, the setback shall be 10 feet on the front, back, and sides of the tract; and for lots 183, 184, and 185, the setback for hangars on that portion of the lot which is adjacent to Tiedown B, shall be 5 feet, and for lots 190 – 194, the setback for hangars on that portion of the lot which is adjacent to Tiedown C shall be 5 feet; except that for Lot 194, in order to facilitate the construction of a hangar, the setback from Lot 195 and from Tract E shall be 5 feet; and the setback from Tiedown C shall be 0 feet; provided, however, that the setback requirements herein provided may be amended or modified by the Mogollon Airpark Association. In addition, that lot can only use the driveway as a method of ingress and egress to the lot and cannot use another way from the street.



P.O. Box 454
C...ergaard, AZ 85933
(602) 535-5499
Licensed & Bonded
Res./Lic. 078150 Comm./Lic 092796



Handwritten signature

Figure #1

Exhibit P – Unit VI Architectural Guidelines

The following guidelines have been put into effect for Unit 6 of Mogollon Airpark:

Approved construction materials are available to view at the lodge.

Roofing:

- The roof material shall be cedar shake or imitation cedar shake which shall match in quality, color, appearance and durability to real cedar shake. The use of imitation cedar shake shall require the specific approval of the Association.

Siding:

- Laminated wood siding and “pressed board”, “pressed wood”, “pressed paper” or other similar siding is prohibited.
- A natural solid wood siding or a product resembling wood siding made from Portland cement and/or other synthetic materials shall be required for the structures.
- Other types of natural solid wood or a product resembling wood siding made from Portland cement and/or other synthetic materials must be specifically approved by the association.
- Siding materials may be natural solid wood or wood appearing Portland cement and/or other synthetic Material that concerns itself with Fire safety
- LP Smart Siding 6-10 inch wide, wood grain, Diamond Kote or similar finish

Exterior:

- Building or other structures shall be in harmony with the surroundings.
- Insofar as is practical, the architecture of any associated hangar, guest house, or other detached structure shall match that of the main house. Specifically, the siding and roofing materials shall generally be of the same type.
- No metal fence shall be erected on any lot, except that a protective metal fence may be used to enclose a swimming pool or spa. However, such protective metal fence shall be of a design and color which will blend with the natural environment of the airpark.
- Homes shall not be painted, but shall have natural stain, oil or other protective coating which will enhance and not hide the natural texture and beauty of the wood, or will match in quality, color, appearance and durability to real wood stain when used on synthetic materials.

House Size:

- Every residential structure shall have an area devoted to living purposes, exclusive of porches, terraces, garages, and guest quarters of not less than 1,200 square feet.
- A separate guest quarter may be constructed without cooking facilities on lots which are 30,000 square feet and above.
- A guest house may be constructed as part of an aircraft storage hangar on a lot or on Tracts N through Z and AA through OO, inclusive.

Hangar Tracts:

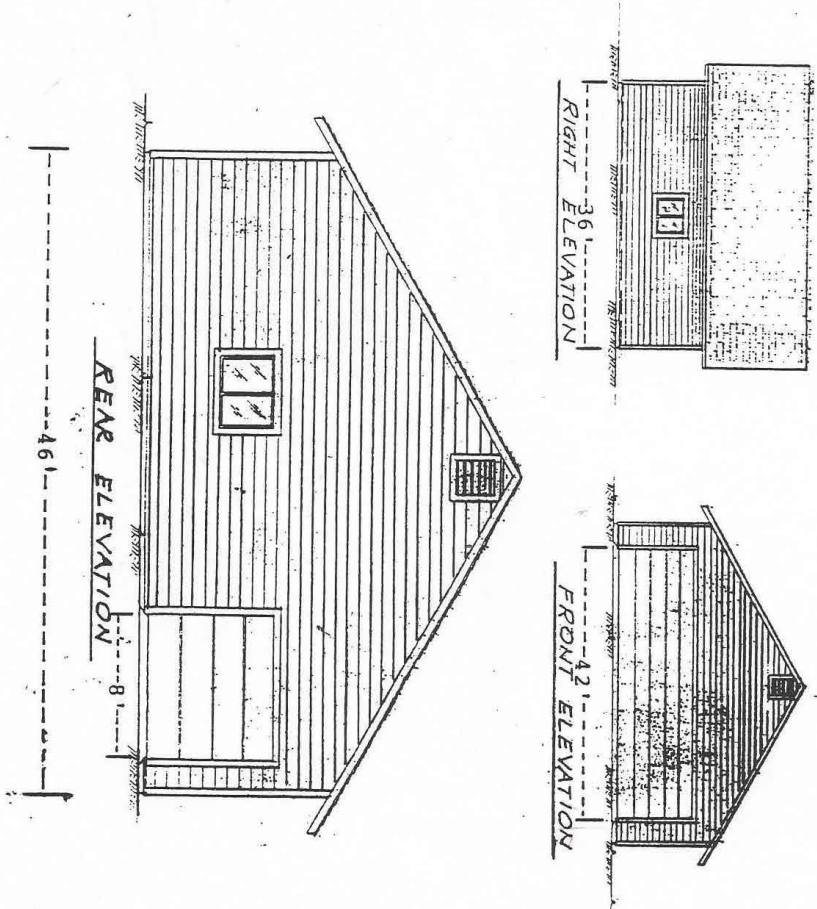
- Hangar tracts P through MM shall be as illustrated in Figure #1 and shall meet the following specifications:
 - Siding material shall be log siding similar to that contained on the “hex” hangar located on Parcel B, Mogollon Airpark.
 - Roofing material shall be imitation cedar shake or a roofing material already approved by the ARC.
 - The location of window and doors, with the exception of the main hangar door, shall be at the discretion of the hangar owner, subject to approval by the Association.
 - The main hangar door shall be oriented as illustrated in Figure #1 and shall face the taxiway serving that hangar tract.
 - A metal sheeting, painted a medium to dark brown, may be used to cover the hangar bifold door.
 - The hangar shall be 46’ wide and 36’ deep as shown in Figure #1, and shall have a hangar door opening of 42’ wide and 12’ high.

Setbacks:

- No structure shall be erected on any lot within 20 feet of the front or rear line of said lot or within 15 feet of either side line of said lot; except that for all hangar tracts contained in this unit, the setback shall be a minimum of 5 feet on all sides except if a property line is common with a public right-of-way or a residential lot. In such case, the minimum setback will be 10 feet from that property line. However, specifically in the case of lot 253, the setback shall be 10 feet from the property lines of adjacent lots 252 and 254 in order to provide sufficient building space for a hangar on lot 253 in the narrow portion off the lot just off the taxiway.



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Handwritten signature

Figure #1