



Carefree Mountain Estates

CAREFREE MOUNTAIN ESTATES
DESIGN REVIEW APPLICATION AND CHECKLIST

Owner: _____

Address: _____

Phone: _____ Email: _____

Engineer: _____

Address: _____

Phone: _____ Email: _____

Architect: _____

Address: _____

Phone: _____ Email: _____

Contractor: _____

Address: _____

Phone: _____ Email: _____

SITE INFORMATION:

Lot No. _____ Proposed Building Envelope Side: _____

Has building envelope been staked for review? _____

Proposed Finished Floor Elevation: _____

Width of Driveway at Property Line: _____

Proposed Driveway Material: _____

(First 20 feet of drive shall be colored concrete or better i.e textured concrete, exposed Aggregate)

List on-site equipment, construction trailer, field office, dumpster, etc _____

HOMEOWNER REQUIREMENTS:

1. A \$2,500 **cash** bond is to be submitted to VISION MANAGEMENT

THIS IS REQUIRED AT THE PRELIMINARY SUBMITTAL STAGE.

THE DESIGN REVIEW WILL NOT CONTINUE WITHOUT THIS BOND.

NO INSURANCE BONDS WILL BE ACCEPTED!

2. A copy of the building permit is to be sent to VISION MANAGEMENT

DESIGN REVIEW ENFORCEMENT POLICY FOR NON-COMPLIANCE:

The Design Review and/or Landscape Committee, upon discovery of a non-compliance of the Design Review Guidelines, will initiate the following actions for enforcement:

1. Phone call followed by: **One notice** will be given in order to advise the Homeowner of the violation. The Homeowner is asked to respond to VISION MANAGEMENT upon receipt of this notice. The Homeowner will inform VISION MANAGMENT of the date the violation will be remedied. If the violation is not corrected on this date, the Homeowner will be fined.
2. Failure to remedy the violation or pay the fine will result in legal actions. Once the violation has been assigned to an attorney, the lot owner will be responsible for all costs incurred including, but not limited to, any actions to contract outside vendors to correct non-compliance.

Homeowners Signature

Date

If you have any questions, contact

Vision Community Management - 480.759.4945

CarefreeMountainEstates@WeAreVision.Com

Who is providing a porta potty? _____

When will porta potty be emptied? _____

RESIDENCE INFORMATION:

Side: Total Under Roof: _____ Livable: _____

Garage: _____ Guest House: _____

Maximum Building Height: _____

Exterior Wall Material and Finish (Type) _____

PROPOSED PAINT COLOR: (main color of exterior walls)

Brand: _____

Name: _____

Light Reflected Value: _____

GARAGE DOORS:

Brand: _____

Materials: _____

Proposed Finish: _____

EXTERIOR WINDOWS:

Brand: _____

Materials: _____

Color/Finish: _____

Do the plans include a window detail? _____

See attached approval checklist. All submittals must be complete.

Please include a check payable to the Carefree Mountain Estates Homeowners Association; Design Review Fee will be billed per invoice received from the Architectural Consultant.

Design Review Fee- Is the responsibility of the homeowner

LANDSCAPE INFORMATION:

Most of the landscape information here has come from the Carefree Regulations. The intent is that our Homeowners will only have to prepare one landscape plan that will satisfy Entrada and the Town as well. The Town of Carefree landscape guidelines do conform to our design guidelines.

Have all Protected Plant materials been tagged for Review? _____
(red= salvage ; blue= destroy)

How many trees are being boxed and watered? _____

Irrigation Method: _____ Manual _____ Automatic

Salvage Contractor: _____

Address: _____

Phone: _____ Fax: _____

List any native trees or Saguaros being donated to the Homeowner's Association for relocation? (see enclosed sample letter) _____

_____ Are they tagged? _____

How many Saguaros are being relocated on the lot? _____

Saguaro Contractor: _____

Address: _____

Phone: _____ Fax: _____

Where will the designated nursery be located? _____

Have you submitted a Preliminary or Final landscape Plan, consisting of planting plan, plant list, lighting and irrigation plan with materials list, proposed treatment of all ground surfaces (rock), and specifications? _____

Note: River Rock and common Bermuda grass are prohibited.

Landscape Architectural Review- Is the responsibility of the homeowner.

Landscape Architect: _____

Address: _____

Phone: _____ Fax: _____

Landscape Contractor: _____

Address: _____

Phone: _____ Fax: _____

Completion of landscape construction, final inspection, and approval by the Landscape Committee must be obtained prior to the release of the \$2,500 cash bond.

Landscaping shall be installed with adequate precautions to help insure survival of protected plants, as shown on the approved landscape plan.

*SEE APPROVAL CHECKLIST, ATTACHED
ALL SUBMITTALS MUST BE COMPLETE
IF YOU HAVE ANY QUESTIONS CONTACT :

Vision Community Management - 480.759.4945
CarefreeMountainEstates@WeAreVision.com

JOB SITE RULES: TO BE SIGNED and included with Design Review Enforcement Policy for Non-compliance which should also be signed.

- _____ Safety 1st _____ No smoking
- _____ ABSOLUTELY NO FIRES ALLOWED- Protect the desert
- _____ Fire extinguishers must be conspicuously on site
- _____ WELDING – EXTERIOR: Wet down area prior to welding and shield area with plywood; Have an Extinguisher on hand
- _____ Clean as you go; unkempt sites are subject to fines and clean-up will be done at the owners expense
- _____ List size of dumpster to be provided on-site; Dumpster to be dumped 1/month or when filled
- _____ Burying trash is strictly prohibited, and is subject to fine
- _____ 5' high chain-link fence will be installed around building envelope following foundation pour; If the fence is NOT UP within 5 business days following foundation pour, the Homeowner will be subject to fine
- _____ All native trees and saguaros inside and outside the envelope will be protected from damage
- _____ Natural areas to remain free from construction scars
- _____ Driving over medians or other lots is not permitted. Damage will result in fines and any damaged plant material, including Saguaros, will be replaced at the Homeowners expense
- _____ During the construction period, if applicable, adjacent cul-de-sacs/medians must be cordoned off with a rope fence to protect these Natural Area Open Space (NAOS) areas
- _____ During the construction period, the NAOS between the street and 5' **chain-link** fence must be cordoned off with a rope fence to prevent parking in the NAOS.
- _____ Dumping materials or soil on other lots is strictly prohibited and is subject to fines; Clean-up will be done at the Homeowners expense
- _____ Concrete suppliers, plasterers, painters, other subcontractors are prohibited from dumping and/or cleaning equipment on-site or other lots
- _____ DUMPING OF PORTA POTTY IS STRICTLY PROHIBITED

All owners will be absolutely responsible for the conduct and behavior of their agents, representatives, builders, contractors, and subcontractors while on the premises of Entrada.

Homeowners Signature: _____ Date: _____