

## Architectural Rules and Guidelines of Goswick Ranch Owners Association

Written plans of the home, any structure, any addition to be built, or any changes to an existing home or structure, must be presented to the Architectural Control Committee as per the CC&Rs and ByLaws.

1. A period of time must be allowed for the committee to approve or disapprove plans. If the Architectural Control Committee is not available for any reason the Board of Directors can make the decisions if time is an issue.
2. Homes must be site built from the ground up on the HOA property and must be a single family dwelling. The square footage of the livable portion of the main home must be at least 1500 ft.<sup>2</sup>
3. All structures must adhere to the western feel of the HOA and be consistent with earth tone colors as per the CC&Rs and ByLaws. The outside colors must be mentioned in the plan or proposal for acceptance.
4. Guest house and other smaller structures can be built with acceptance of the committee after the main home of at least 1500 square feet is completed. As mentioned earlier, all plans for smaller structures must be submitted and approved by the Architectural Control Committee.
5. Solar panels, windmills, and any other type of alternative power must be installed as per Yavapai County rules and setbacks.
6. All fire pits must be a minimum of 50 feet away from vegetation and other combustible structures/materials and must adhere to all Yavapai County and Mayer Fire department fire restrictions.
7. A travel trailer can be put on your property while your permanent home is **actively** being built. The Board of Directors and/or the Architectural Control Committee may question the amount of time needed to build a home and living in the travel trailer. Additional time can be granted as needed.

8. All structures must be built to applicable building codes and ordinances as per Yavapai County laws.
9. HOA members must be in good standing with their dues current to be considered for any approvals or variances.
10. The Architectural Control Committee and/or the Board of Directors has complete authority for granting continuation of time as well as any variances of any and all of these rules. All variances will be considered on a case by case basis. Any variance requested by the property owner must be in writing and the ruling of the Committee/HOA Board will be documented and provided to the member.
11. If any structure is built after the adoption of these rules and guidelines, it may need to be removed or changed at the discretion of the Architectural Control Committee and/or Board of Directors. This also applies to structures built varying from the accepted plans.

These rules and guidelines are subject to change at the discretion of the Architectural Control Committee and the Board of Directors at any time.

Submit all plans and questions to:

[GoswickRanchArchComm@gmail.com](mailto:GoswickRanchArchComm@gmail.com)

- Adopted by the Committee on May 15, 2022.
- Approved on August 22, 2022 by a vote of the Goswick Ranch Property Owners Board of Directors, 6 approved, 1 no reply.
- Copy mailed to all property owners with Annual Dues statement on November 15, 2022