

## **SITE DESIGN CONSIDERATIONS**

All architectural or landscaping changes to your site require written approval from Palm Creek Facilities and could possibly require a permit from the City of Casa Grande prior to commencement of work. See the Palm Creek Guest Services Office for a description of specific improvement guidelines and Site Improvement Forms.

### Flags and Flagpoles:

- Maximum number of flags is two.
- Maximum height of flagpoles is 20 feet.
- All American flags will be properly lighted if flown between sunset and sunrise.

### Antennas or Satellite Dishes:

- Antennas of any type are not permitted on an improved site.
- Small satellite dishes (30" maximum diameter) are permitted, however, they should be installed in such a manner that precludes visibility from the street or golf course.

### Architectural Guidelines:

- It's virtually impossible to identify all scenarios that may arise in a development the size of Palm Creek. Therefore, management will always remain the final authority in determining site improvement acceptability. In general, improvements shall enhance the visual ambience of the resort and blend with the southwestern locale.
- General design of any structure must be consistent with existing buildings in the resort.
- Decorative fences made of plastic, metal or other substance are not permitted around the property lines.
- Lighting installed for decorative or security reasons should not encroach or disturb another resident.
- An excessive or unreasonable number of any one thing usually detracts from a neat and orderly appearance and will be controlled by management.
- Decorative art hung on sides of structures will be limited to 5 total with no more than 2 per side.
- Ceramic figurines are not permitted.
- Fake flowers or plants are permitted, however, they must be removed when fading or discoloration is present.
- No PVC artwork except bicycle stands; but they must be painted silver color to resemble metal.
- No tents or picnic area enclosures that resemble tent construction are permitted.

### Arizona Rooms for Park Models:

- Arizona rooms require a building permit from the City of Casa Grande, 510 E Florence Blvd., Casa Grande, AZ.
- Arizona rooms are living spaces that require the longest wall and one other wall to be 65% open with screen, plastic or glass. Palm Creek requires that one 65% open wall must face either the street or golf course, if applicable. Removal of park model doors or walls for access to an Arizona room is not permitted.
- Arizona rooms do not require foundation footers. They can be built on a cement slab at least 3-1/2" thick.

### Room Additions to Park Models:

- Room additions require a building permit from the City of Casa Grande.
- They are required to have a maximum use of windows and doors on the street side and golf course side and still accommodate building code shear wall requirements.
- Foundation footers 12" wide by 18" deep with rebar are required.
- No size limitation other than site constraints imposed by the 60% coverage, no closer than 5ft from the lot lines setback requirements and vehicle parking accommodations of 9 ft x 19 ft covered parking area.
- Room additions can be divided into more than one living space.
- Plumbing for a laundry and additional bathrooms is permitted.

### Storage Sheds:

- Storage shed size is dependent on:
  - All structures must be no closer than 5 ft from the lot lines;
  - There must a 9 ft x 19 ft covered parking area;
  - The lot cannot be covered with building, decks, roof covers beyond 60% of the lot area.
- Door design will be a common factory built style consistent with existing sheds in the resort.
- Storage sheds are considered non-living spaces.
- A building permit is required from the City of Casa Grande if over 200 sq ft and/or electrical, plumbing or sewer systems are installed in the shed.
- No restroom facilities are allowed.
- Sheds do not require foundation footers. They can be built on a cement slab at least 3 ½ inches thick.
- Shed siding must be constructed of a similar material used on newer style park models and village homes at Palm Creek. These sidings shall be consistent with current architectural designs in the resort and are based on prior written

approval. Lap siding must be used on all street facing surfaces. Siding color will be consistent with existing park model colors in the resort.

- Sheds will have a maximum allowable height of 14 ft. unless a written variance is granted by management with the exception of sheds under awnings which must extend to the awning height.
- Stand-alone sheds must have a gabled roof.

#### 60% Coverage:

- The site cannot be covered (with buildings, decks, roof covers) beyond 60 percent of the site area.

#### Setback Requirements:

- All permanent structures on a site must be set back from the boundary by 5 feet with the exception of slump block walls. This includes, but is not limited to, park models, village homes, awnings, decks or other building structures.
- Landscape and hardscape material may be located between the 5-foot setback to the site line.

#### Vehicle Parking Accommodations:

- A minimum covered vehicle parking area measured from the 5 ft setback must be maintained for each site as follows:
  - Park Models: 19 ft long and 9 ft wide
  - Village Homes: 19 ft long and 12 ft wide
- Any concrete work on a site which extends to the curbing (ie. driveway or pad extensions) must have a 2" PVC sleeve placed under the concrete approximately 18" from the curb running laterally along the curb.

#### Freestanding Awnings:

- A Site Improvement Permit must be issued from Palm Creek management for freestanding awnings, and a building permit from the City of Casa Grande is required.
- They cannot exceed 14 ft in height.
- They are subject to the 60% lot coverage rule.