



Blue Ridge Estates Home Owners Association of Coconino County

HC-31 Box 50026

Happy Jack, AZ 86024

BRE AC Email: [BRE-AC@blueridgeestates.org](mailto:BRE-AC@blueridgeestates.org)

## Improvement and or changes to Exterior of Home or Property Approval Request

### CC&R's Section 3.24 Improvement and Alterations

The Property is located in a forested area which could be conducive to fire; therefore, the Owners are encouraged to use fire sprinkler systems and are discouraged from utilizing wood shake shingles. No improvements, alterations, repairs, excavation or other work which in any way alters the appearance of any Lot existing on the date such Lot was first conveyed by Declarant's to a Public Purchaser shall be made or done without the prior approval of the Declarant's or the Architectural Committee, except as otherwise expressly provided in this power, Declarant's or the Architectural Committee shall establish a procedure for the preparation of the Lots for Improvements. The Declarant's or Architectural Committee shall have the right to refuse or approve any plans or specifications including, but not limited to, any plot plan and any grading plans. In reviewing such plans and specifications and without any limitation of the foregoing, the Declarant or Architectural Committee shall have the right to take into consideration the suitability of the proposed building or other improvement and the materials of which it is to be constructed, the site upon which it is proposed to be erected, the harmony thereof with the surroundings, and the effect of the building or other Improvement as planned on the outlook from the adjacent or neighboring property. All subsequent additions to, changes or alterations in any building or Improvement shall be subject to the prior approval of the Declarant's or Architectural Committee.

- A. Lot owners or their agents must notify the AC prior to beginning any improvements, alterations, repairs, excavations, or other work that in any way will alter the exterior appearance of any Lot and receive approval from the Architectural Committee before beginning said work.
- B. Accessory Structure Improvements (Section 3.24 – improvement not counted as Detached Structure) An Accessory Structure Improvement is defined as any structure, other than a Detached Structure, that is detached from the dwelling structure on a Lot, such as a pergola, gazebo, shade structure, playset, tree house, viewing stand, or any structure detached from the dwelling structure on a Lot that is permanently affixed to the ground, and that is accessory to and incidental to that of the dwelling structure and located on the same Lot as the dwelling structure. Requires AC approval before installing an Accessory Structure Improvement.
  1. No more than two Accessory Structures Improvements will be allowed on any one improved Lot. Examples include one patio shade and one playset, one tree house and one pergola, or one tree house and one playset.
  2. Accessory Structure Improvements may be constructed in addition to a Detached Structure without being considered a 2nd Detached Structure.
  3. Any Accessory Structure Improvement shall be properly affixed to the ground and installed per the design or manufacturer's requirements. All engineering is the responsibility of the property owner/ applicant.
  4. An individual Accessory Structure Improvement shall not exceed 200 sq. ft.

5. Location of the Accessory Structure Improvement(s) should be in the rear yard and as much out of view from the street as possible on your improved Lot.
6. No Kitchen facilities or wet bars shall be permitted as or within an Accessory Structure Improvement.
7. The only utilities permitted within an Accessory Structure Improvement shall be electricity for lights and outlets, i.e., there shall be no plumbing or mechanical. The addition of electricity requires a County electric permit per Code.
8. Lighting is limited per County Ordinance (reference Section 10.2, Paragraph B.2 for lighting details) to retain "Dark Skies" that are possible in our location, as such, flood lights used to provide extended nighttime recreation will not be approved.
9. Type of materials, color and roof of all Accessory Structure Improvements shall match the existing structures as closely as possible.
10. All Accessory Structure Improvements must be inspected by the BRE AC to validate that the installation matches the approved request.
11. After final approval and construction, no additions may be made to the Accessory Structure Improvement other than normal maintenance of the Accessory Structure Improvement.

**I have read and acknowledge the above information:**

Initials here: \_\_\_\_\_

Date: \_\_\_\_\_

**Please print the following information**

Lot #: \_\_\_\_\_

BRE Street Address \_\_\_\_\_

Property Owner(s) Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City, State Zip Code: \_\_\_\_\_

Email address: \_\_\_\_\_

**Improvement or Changes** (attach drawings and plans. Site plan must include dwelling on the lot location, propane tank, detached structures, driveway(s), and setback lines.):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Sign**

\_\_\_\_\_  
**Date**

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***This section for Architectural Committee***

Approved: YES  NO

Inspection Required: YES  NO

If YES, the Following Applies: Architectural Committee will do an Inspection once the project has been completed. Architectural Committee has the right to enter the property at any time until the project is sign off. It is the homeowner responsibly to notify the AC for inspection.

Reason Not Approved: \_\_\_\_\_  
\_\_\_\_\_

Date: \_\_\_\_\_ By: \_\_\_\_\_  
AC of BRE HOA

Date: \_\_\_\_\_ By: \_\_\_\_\_  
AC of BRE HOA

Date: \_\_\_\_\_ By: \_\_\_\_\_  
AC of BRE HOA