



# CROSSROADS RANCH II

## PROPERTY OWNERS ASSOCIATION

Architectural Control Committee 15407 N. Crossroads Ranch Rd. Phone: 928-899-1524  
Prescott, AZ 86305 USA Email: [pglinski@commspeed.net](mailto:pglinski@commspeed.net)

October 2, 2011

Dear Property Owner:

Enclosed is a packet of information regarding your property at Crossroads Ranch II. Please read this information and keep it with your other Crossroads Ranch documents. It will be important when you sell, divide or improve your property.

Those of us on the Architectural Control Committee and Board of Directors have worked hard to develop policies and guidelines that are simple and balanced. We have attempted to give property owners as much flexibility as possible in developing their properties while still complying with the CC&R requirements and with the overall theme of Crossroads Ranch.

It is important for property owners to read and understand the CC&R's (they are posted on our web site: [www.crossroadranch.org](http://www.crossroadranch.org)). The Board of Directors gave the Architectural Control Committee responsibility for maintaining compliance with the CC&R's. The Architectural Committee takes this responsibility seriously. Therefore it is important to understand that items on the fee schedule that don't require payment of a fee (such as fencing) must still be submitted to the Committee for approval. Please read that schedule carefully. Remember, it can cause unnecessary delays and expenses if projects are begun without approval.

Crossroads Ranch is a wonderful place to live. Those of us who already live here are excited by the sense of community that is developing. It is the goal of the Architectural Control Committee to balance the needs of all property owners. We are open to suggestions for better ways to do our job. Certainly we are learning as we go. Watch your newsletter for suggestions on building, landscaping and living at Crossroads Ranch.

Sincerely,  
Architectural Control Committee

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### **Plan Submission Requirements**

Parcel owner must submit to the Architectural Control Committee plans and specifications reflecting the nature, kind, shape, height, color, materials, floor plans, elevations and locations of all improvements or alterations:

Plot/site Plan (Professionally prepared)	Locations of improvements/alterations
Copy of blueprints (Professionally prepared)	Complete set, including elevations
Exterior	Materials, colors
Roofing	Material, color
Culverts	Placement, size, material
Appropriate Fee	See below
Projected Project start time	

### **Fee Schedule #**

Description	Fee
1. Construction of Primary House	\$2,000
2. Construction of Guest House	\$750
3. Construction of Out-lying Structures (i.e. barns, shops, garages, swimming pools etc.)	\$350
4. Additions to existing Primary or Guest Houses	\$250
5. Additions to existing Out-lying Structures	\$100
6. Major landscaping (defined as including bulldozing or otherwise modifying the topography)	\$75
NOTE: A discount will be received on items 2 through 6 if they are applied for and constructed at the same time as item 1 or in any combination of two or more of them.	15%
7. Plan Review and Site Visit for Alternative Energy Generation Devices (AEGD)	\$100
8. Storage sheds, gazebos, green houses and similar small and/or decorative structures with less than 150 sq. ft. and fencing (NOTE: These structures still must have ACC approval)	No Charge (N/C)
9. Fences and signs must be submitted for approval but there will be no charge.	N/C
10. Other landscaping such as plants, trees, gardens, etc. need not be submitted.	N/C
11. Parcel splits: if one new lot is created	\$200
12. Parcel splits: if two new lots are created	\$325
13. Parcel Splits: if three new lot are created (Valley View Only)	\$450
14. Parcel Splits: if four new lots are created (Valley View Only)	\$575

NOTE: The cost for lot splits includes the cost for new mailboxes when all lots are occupied. (\$100 per new lot)

### **Plan Approval Process**

A. Send all plans with appropriate fees to:

Crossroads Ranch Phase II Property Owners Association  
Architectural Control Committee  
15407 N. Crossroads Ranch Rd.  
Prescott, AZ 86305

B. Plans will be reviewed by the Committee for completeness. If additional information is needed, the property owner will be notified.

C. After all required information is submitted and reviewed, the property owner will be notified of approval or changes necessary to be in compliance. Copies of the decision will be sent to:

- a. Property owner or designated representative
- b. The Board of Directors

D. This process is for CC&R compliance only.

**NOTE: The property owner is responsible for meeting all county requirements.**

# = Changes from previous issue.

Revision #8a, 10/02/11

## **Temporary Dwellings**

*Temporary Dwelling.* Occupancy by the property owner of temporary housing, including motor homes, travel trailers and recreational vehicles during construction of a permanent residential structure is permitted during the twelve (12) month period after the issuance of a building permit and written Association Board approval. A temporary dwelling permit from Yavapai County must be obtained prior to occupancy of the temporary housing.

- Must be placed in a location that is best hidden from view
- Generators must not be run between 8:00 pm & 8:00 am
- No clothes lines
- County regulations regarding septic and garbage disposal must be strictly adhered to

## **Providing Utilities Across the Roads**

- Should it be necessary to come across the road to provide utilities to your building site, we require that you bore under the road at the appropriate depth so as not to disturb the chip sealed road surface.
- Before construction starts an appropriate sized culvert must be installed and an apron to meet the chip sealed road, which will prevent the break up of the association roadway edge.
- Repair due to deterioration of the road edge is the responsibility of the property owner.

### For Roads Not Chip Sealed

- Should it be necessary to trench across the road to provide utilities to your building site, we require the backfilled trench to be compacted and topped with AB material. The road surface should be in the same condition after trenching as before.

### **Guest House Policy**

Guest houses or servants quarters under 1500 square feet may be approved provided that construction of the primary residence is commenced within four years of the completion of the guest house or servants quarters. If the guest house or servants quarters is expanded to provide at least 1500 square feet of living area, (exclusive of carport, garage, open porches and patio) it must also conform to the "Main Residence Requirements" found on page 13 of this document.

Whereas, as a condition of approval, if a less than 1500 square foot guest house or servants quarters is built, a deed restriction in the form of the attached Residential Construction Agreement will be put in place. If construction on a primary residence is not begun within the specified time-frame, the parcel owner is subject to a monetary penalty of \$1,500.00 per month until construction is begun and such construction to be completed within the time-frame specified in the CC&R's.

When Recorded Mail To:

CROSSROADS RANCH II P.O.A.  
15407 N. Crossroads Ranch Rd.  
Prescott, AZ 86305

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*A. RESIDENTIAL CONSTRUCTION AGREEMENT*

This Residential Construction Agreement entered into as of \_\_\_\_\_, 20\_\_\_\_, by and between CROSSROADS RANCH PHASE II PROPERTY OWNERS ASSOCIATION (the "Association") and \_\_\_\_\_ (the "Owner")

*B. RECITALS*

The Owner is the owner in fee of certain real property described on the attached Exhibit A (the "Property") located within Crossroads Ranch Phase II, Prescott, Arizona, which is subject to that certain Declaration of Covenants, Conditions, and Restrictions of Crossroads Ranch Phase II, recorded June 25, 1996, in Book 3231, Page 854, Office of the Recorder of Yavapai County, Arizona (the "CC&R's").

Section 6 (c) of the CC&R's provides that "...any primary residential structure shall contain a minimum of 1,500 square feet of living area, exclusive of carport, garage, open porches and patio."

The Owner desires to build an initial structure of less than 1,500 square feet of living area. The Association is willing to approve such construction, upon the terms and conditions contained in this Agreement.

*C. AGREEMENT*

NOW THEREFORE, in consideration of the mutual covenants contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows.

Section 1. Committee Approval. The Association, through its Architectural Control Committee, has approved the plans and specifications for the proposed construction on the property.

Section 2. Additional Construction. The Owner hereby agrees that not later than forty-eight (48) months after the commencement of the construction contemplated by this Agreement, the Owner shall obtain approval of the Architectural Control Committee of the Association, obtain building permits, commence construction and diligently pursue to completion either (a) an addition or expansion of the existing structure to not less than 1,500 square feet of living area, or (b) a new primary residence on the Property having not less than 1,500 square feet of living area.

# = Changes from previous issue.

Revision #8a, 10/02/11

Section 3. Fines. The Owner understands, acknowledges and agrees that a fine of One Thousand Five Hundred and No/100 Dollars (\$1,500.00) shall be imposed on the Owner of the Property for each month or portion thereof after which the additional construction described in Section 2 above is not commenced.

Section 4. Covenants to Run with the Land. The covenants, conditions and restrictions of the Agreement shall run with the land and inure to the benefit of and be enforceable by the Association against the Owner, their heirs, personal representatives, successors and assigns.

Section 5. Severability. If any provision of the Agreement, or portion thereof; or the application thereof to any person or circumstances, shall, to any extent be held invalid, inoperative or unenforceable, the remainder of the Agreement, or the application of such provision thereof to any other persons or circumstances, shall not be affected thereby; it shall not be deemed that any such invalid provision affects the consideration for the Agreement; and each provision of the Agreement shall be valid and enforceable to the fullest extent permitted by law.

Section 6. Entire Agreement. This Agreement embodies the entire understanding as of the date of execution hereof between the parties hereto with respect to the subject matter hereof and supersedes any and all prior agreements, negotiations, understandings, representations, statements and writings between the parties. No modification, alteration, waiver or change in any of the terms of this Agreement shall be valid or binding upon the parties hereto unless made in writing and duly executed by both parties hereto.

Section 7. Governing Law. The Agreement shall be construed in accordance with the laws of the State of Arizona.

Section 8. Headings. The article headings in the Agreement are for convenience only, shall in no way define or limit the scope or content of the Agreement, and shall not be considered in any construction or interpretation of the Agreement or any part thereof.



### **Setback Measurement**

Paragraph 6 D. of the CC&R's states: "No dwelling or other building improvement shall be erected or placed on any Parcel nearer than 100 feet to any boundary line, and within Valley View Estates nearer than 40 feet to any boundary line, unless approved in writing by the Architectural Control Committee. It is understood that the above set-back lines and all other use restrictions contained in this Declaration are in addition to zoning and other land use regulations adopted by governmental authorities and the more restrictive must be followed."

Property boundary, for the purpose of measuring setbacks, is defined as the center of the road.

### **Fencing Guidelines**

1. All fences must be located inside the easements.
2. Fencing of equestrian and other easements is prohibited.
3. All fencing color must be in harmony with the natural landscape.
4. Gates will be approved in conjunction with fencing applications. Gate opening devices will be approved in conjunction with gate and fencing applications. Manual, electric and solar openers do not require a separate application.

The above guidelines are in addition to zoning and other land use regulations adopted by governmental authorities and the more restrictive must be followed.

For informational purposes only – If you desire to have wildlife continue to roam freely, please be aware that pronghorn antelope require a non-barbed wire with a minimum ground clearance of approximately 18 inches. Antelope do not jump fences, they crawl under. Note: Barbed wire is also extremely hazardous for horses.

### **Reflective Roof Guidelines**

1. Bright, untarnished copper, or other metallic surfaces will not be allowed unless treated to reduce reflections.
2. No colors shall be used (on roofs) which have a Light Reflective Value (LRV) greater than forty percent (40%). The LRV of a color is available from manufacturers and it measures the amount of light reflected by a certain color. Colors should also be chosen to “harmonize with the surroundings.”
3. Gloss also affects reflectivity by creating glare. We strongly urge the lowest (least shiny) coating available if it is needed.

### **NOTICE**

The Board of Directors and Architectural Control Committee have adopted a standard of 40 % LRV or less for roofs in order to comply with the CC&R prohibition on reflective roofs. This is the same standard adopted by the City of Scottsdale. However, all materials will reflect to a greater or lesser amount, and in addition to complying with the LRV standard, we urge all Owners to select a building site to minimize the reflective impact of their building on other Owners.

### **Alternative Energy Generation Devices (AEGD) #**

If the proposed generating system is included in an original primary or guest residence project all its specifications and details including manufacturers names and model numbers, dimensions, photographs of physical elements, location, reflectivity of materials if appropriate, colors and screening must be part of the site and construction plans submitted for approval. If the system is an add-on project all the above requirements must be submitted and approved by the ACC prior to commencement of construction. Setback requirements must be met.

All County and Power Company approvals and permits which may apply must be presented to the ACC prior to commencement of construction of such project, whether add-on or part of an original residential construction project. All utilities and services for these systems must be underground. Any AEGD system must serve a primary residence before consideration for additional uses may be considered. Upon application to the ACC a waiver may be approved for small solar panels to operate well pumps or gates.

### **Solar Energy and Heating Systems**

1. Roof-mount systems for any purpose must meet or improve upon reflective values stipulated in the Guideline Section on Roof Reflectivity. When proposed as integral to primary or guest residence construction consideration must be given to the visual effect on neighboring properties.
2. Ground-mount systems must meet or improve upon the reflectivity guidelines referenced above, must not reflect directly at neighbors and shall be screened by shrubs, trees, berms, fencing or natural terrain.
3. No solar power generation system of more than 10kW will be approved.

### **Wind-Driven Power Generating Systems**

Guidelines as written refer to tower-mounted fan-blade windmills. In the event other forms of wind-driven generating systems come into practice these systems will be considered on a case-by-case basis unless or until these guidelines are revised.

1. Wind-driven electricity generating systems must be erected no more than 50 feet from the primary residence.
2. Such systems shall not exceed 30 feet in height.
3. Such systems shall be comprised of no more than one tower.
4. Such system shall not exceed 35dBA at the property line.
5. Such system shall not be operated between the hours of 7:30 p.m. and 7:30 a.m.
6. The colors of such systems must be in harmony with its surroundings.
7. No such system shall be erected where its tower base is on a prominent ridgeline or horizon line.
8. The ACC shall make on-site reviews of the visual, audible and potential hazard impact of such systems on existing residents and allow comments from these residents but the ultimate approval decision shall be the responsibility of the Committee alone. The ACC shall represent the interests of non-resident property owners as well.
9. Such systems must be properly maintained and operational at all times.
10. No wind-power generation may occur unless associated with the permanent, primary full time residence of the property owner.

### **Parcel Split Procedure**

Each original parcel may be split into a maximum of three (3) sub-parcels for Crossroads Ranch Phases 2-5 and five (5) sub-parcels for Valley View Estates with no split parcel being smaller in size than eight (8) acres for Crossroads Ranch Phases 2-5 and two and three quarters acres (2.75) for Valley View Estates.

If a parcel owner desires to split his/her property in accordance with the CC&R's, the following are the steps to follow:

<b>Step</b>	<b>Procedure</b>
1.	Submit a written request to the Architectural Control Committee with at least a hand drawn sketch showing the proposed split with approximate acreage and property line dimensions per sub-parcel. See fee schedule. The Architectural Control Committee will verify that the proposed split complies with the CC&R's and notify the parcel owner to that effect.
2.	If the owner of an original parcel requests a split into less than the maximum allowed, then the owner of the original parcel <b>MUST</b> specify in writing to the ACC at the time of the split request which of the sub-parcels has the remaining split right(s). The ACC will not approve any request for a split of an original parcel into less than maximum sub-parcels without this written documentation of the remaining split right(s)
3.	The owner is required to have the parcel splits surveyed and submit survey map, parcel legal descriptions and the fee before the ACC will grant split approval. NOTE: Please label the split parcels with the extension A, B, C, etc.
4.	Once the split approval is granted, the owner can sell the split parcels. The split will only be acknowledged by Yavapai County when a deed is recorded either with the sale of a split or the re-deeding the separate splits by the property owner. NOTE: The property owners annual assessments will be charged based on the deeds recorded with the County Recorder.
5.	Upon completion of step 4, provide a copy of the deeds to the Board of Directors Secretary showing this step has been completed.

**NOTE:**

For original parcels split into less than maximum sub-parcels before this policy was adopted (prior to September 1, 2006) and with no direction from the original parcel owner, the remaining split right(s) has to be agreed on by the remaining sub-parcel owners. The ACC will not approve additional split(s) of such properties without a written agreement signed by all existing sub-parcel owners.

**Definitions:**

**Original Parcel:** Parcels created by the developer and recorded in the official records of Yavapai County as follows:

<b>LAND SURVEYS</b>	<b>DATE</b>	<b>BOOK</b>	<b>PAGES</b>
Crossroads Ranch II – Amended Record of Survey	9/19/96	L.S. 36	16-18
Crossroads Ranch III – Amended Record of Survey	7/15/97	L.S. 39	52-53
Crossroads Ranch IV – Record of Survey	4/21/97	L.S. 38	59-60
Crossroads Ranch V – Amended Record of Survey	2/18/98	L.S. 41	83-86
Valley View Estates – Amended Record of Survey	8/23/99	L.S. 49	66

**Sub-Parcel:** Parcels created from an Original Parcel due to a parcel split meeting the above stated criteria (Step 2).

## **Flag Policy**

- 1) The American flag can only be displayed from sunrise to sunset unless appropriate lighting is installed that properly illuminates the flag without disturbing the quiet use and enjoyment of the neighboring properties
- 2) No flag or pennant should be placed above or, if on the same level, to the right of the flag of the United States of America.
- 3) If the flag of the United States of America is displayed from a vertical flagpole, or a flagpole/staff projecting horizontally or at an angle from a wall, windowsill, or balcony the Union of the flag should be placed at the peak of the flagpole/staff unless the flag is at half-staff.
- 4) The flag should never be displayed with the Union down, except as a signal of dire distress in instances of extreme danger of life or property.
- 5) The flag should never touch anything beneath it, such as the ground, floor, or water.
- 6) The flag should never be fastened, displayed, used, or stored in such a manner as to permit it to be easily torn, soiled, or damaged in any way.
- 7) The flag, when in such condition that it is no longer a fitting emblem for display, should be removed and replaced with a new flag.
- 8) The height of the flagpole can be no greater than 30 feet and not placed within 100 feet of the property line.
- 9) All pulley lines must be secured to prevent a “banging” noise.
- 10) The pole color and ornamentation must be in harmony with the natural landscape.
- 11) The association only permits displays of the American flag as a cloth flag on a pole or staff, not any other type of American “flag” is permitted, such as “flags” made solely out of lights or paint or other material. Any other flag that is flown shall not be offensive or in bad taste.
- 12) Permanent freestanding flagpoles require Architectural Control Committee approval. If an owner wishes to illuminate the flag, the Owner must submit, in writing, a request to install lighting\* to illuminate the flag along with lighting plans and specifications to the Architectural Control Committee prior to illuminating the flag.

**\*Note: Yavapai County has a Dark Sky Ordinance.**

**DRIVEWAY AND GATE REQUIREMENTS FOR FIRE EQUIPMENT AND CONSTRUCTION EQUIPMENT ACCESS**

**DRIVEWAYS**

- Where any point of a building is greater than 150 ft from a road, a driveway should be provided to within 150 ft of the building.
- Where a driveway is greater than 150 ft in length, it should not be less than 12 ft in unobstructed width with 13.5 ft in vertical clearance.
- Where a driveway is greater than 300 ft in length, it should be provided with turnouts or turnarounds (check with Fire Dept. for exact dimensions).

**GATES**

- Any gate on a driveway should be located a minimum of 30 ft from the intersection of the road.
- The gate opening should swing inward and provide a clear opening of no less than 2 ft wider than the gated driveway.
- Emergency responders should have ready access to locking mechanisms and keypad codes on any gate that restricts access.

**CULVERTS #**

- Culverts on the driveway, located close to the roadway, should be a minimum of 30 ft in length and be placed parallel to the roadway. Culverts should have a minimum drop in grade of 6 inches from high end to low end.

**No Trespassing Signs**

Landowners who desire to prohibit trespassing on their lands may **not** post “No Trespassing” signs without **prior written approval of the Board**.

Approved notices or signboards shall meet all of the following criteria:

- The sign shall be constructed of heavy gauge metal and have an orange background with black lettering.
- Be not less than eight inches by eleven inches or larger than twelve inches by fourteen inches with plainly legible wording in capital and bold-faced lettering at least one inch high.
- Contain the words "No Trespassing",
- Be conspicuously placed on a structure or post at least four feet above ground level at all points of vehicular or pedestrian access, at all property or fence corners and at intervals of not less than 300 feet or more than one-quarter mile along the property boundary. The Signs shall be clearly visible.

### **Main Residence Requirements**

Each residence shall contain an enclosed garage for at least two automobiles. The garage can either be attached to or detached from the main structure. All detached garages must be visually integrated with the main residence

### **Lighting**

Site lighting means lighting mounted either on the ground, in trees, or on site walls for the purpose of providing security or decorative accent lighting. The exterior lighting philosophy of the Association is to support the general rural character of the area and to create a "dark sky" in the evening and conform to the Yavapai County "Dark Sky Ordinance".

Building mounted lighting means lighting built into or attached to buildings either on walls, ceilings, eaves, or fascias for the purpose of providing general illumination, area illumination or security illumination.

Security lighting means lighting intended to provide bright general illumination of the area adjacent to a residence during emergency situations only.

- a. Site lighting must be directed onto vegetation or prominent site features such as boulders.
- b. Building mounted lighting must be directed downward away from adjacent lots, street and open spaces and may not be used to light walls or building elements for decorative purposes.
- c. All exterior lighting must provide for significant shielding of light sources.
- d. Only lamps with a maximum wattage of 75 watts will be allowed unless express approval is received from the Committee.
- e. Security lighting, which by its nature is bright and of general nature, will be permitted **only** with the understanding that it will only be used in emergencies.
- f. Lighting used for conducting outside work or for an outdoor recreational facility must be directed downward away from adjacent lots, street, and open spaces. This lighting must be turned off by 9:00 PM.