

WINDMILL VILLAGE HOMEOWNERS ASSOCIATION
RESOLUTION BY THE BOARD OF DIRECTORS
C/O PREFERRED COMMUNITIES
P.O. BOX 5720, MESA, ARIZONA 85211
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Pursuant to the authority contained in the Arizona Revised Statutes and Article 4, Section 4.4 of the Declaration, the Board of Directors of the Windmill Village Homeowners Association hereby approves and adopts the following Amendment to the Design Guidelines (aka Architectural and Landscaping Guidelines); adopted during the duly noticed Open Board Meeting on July 16, 2018;

RESOLVED: the following amendment is effective July 16, 2018 and rescinds all previous guidelines and /or resolutions specific to Driveway Extensions and Sidewalks:

“DRIVEWAY EXTENSIONS AND SIDEWALKS” section of the Design Guidelines shall be amended and restated in its entirety as set forth below:

DRIVEWAY ADDITIONS, EXTENSIONS AND SIDEWALKS

Driveway Additions/Extensions will be reviewed on a case by case basis, with strong consideration of any impact on neighboring properties and the architectural features of the community. The following conditions must be met in order for a request for a Driveway Addition/Extension to be reviewed:

1. **Submittals must include a plot plan** with the following noted thereon: a) the location and dimensions of the proposed extension, b) the existing driveway dimensions, c) the total linear feet of lot frontage.
2. **Addition/Extension dimensions:**
 - a. The total parking area may not exceed thirty feet (30') of contiguous frontage or fifty percent (50%) of the lot width (including existing driveway plus addition/extension) as measured at its widest point, whichever is greater.
3. **Location & Setback from Lot Line:**
 - a. Additional driveways & extensions will only be allowed in the side yard.
 - b. All driveway additions/extensions must be setback at least one foot (1') from the property line.
4. **Materials:**
 - a. The extension must be constructed of a concrete slab or concrete pavers. If using pavers, a sample paver must be provided with your architectural request, along with a description of the color, size and proof that the pavers will hold the weight of a vehicle. The color of the paver must blend with the existing rock in your yard.
5. **Tire Width Parking Strip Additions:** if requesting to install 2 Tire Width Parking Strips, instead of a full driveway addition or extension, the following conditions must be met in order for the committee to review your request:
 - a. The length of the strips must match the length of the existing driveway.
 - b. The strips must be constructed of concrete pavers only, no cement slabs.

- c. The pavers must blend with the existing decomposed granite in the yard.
6. All driveway additions/extensions must be installed by a licensed and insured contractor. The name and contact information of the licensed contractor must be included with the submittal.

7. Lots with three (3) car garages:

- a. Concrete/Paved Driveway extensions may not be installed, as this will exceed the total parking area allowed. Rather these owners will be permitted to request one of the following options:
 - i. A stabilized decomposed granite driveway providing access to the back yard. The decomposed granite must be the existing granite in the front yard. Color samples of existing and proposed granite must be submitted.
 1. **Please note:** vehicles are not allowed to park on any decomposed granite driveways, as per CC&R Section 3.6, parking is only allowed in garages or on concrete driveways. The only purpose of a stabilized decomposed granite driveway is for access to/from the back yard.
 - ii. The decomposed granite driveway must be maintained at all times. Tire tracks in the granite, bare dirt areas, or decomposition of the driveway in anyway is never allowed.
- b. A sidewalk no more than three feet (3') in width from the rear of the yard to the existing driveway. Additionally, the sidewalk may not exceed three feet (3') past the front edge of the home and shall not run parallel to the driveway as to exceed the thirty feet (30') of contiguous frontage or fifty percent (50%) of the lot width rule identified in provision #3 above.

8. Painting of paved surfaces is prohibited.

Please note:

- Parking on Driveway extensions is permitted in strict compliance with Section 3.6 of the CC&R's, and all current Parking, Recreational, Commercial & Large Vehicle Enforcement Policies.
- If a driveway addition/extension is approved, it must be maintained in good condition at all times. If the concrete or pavers begin to crack, the extension must be promptly repaired, replaced or removed.

Additional Sidewalks: Sidewalks installed to utilize the gates to the backyard do not need prior-approval as long as the following conditions are met:

1. The additional sidewalk is three feet (3') or less in width, is one foot (1') or more from the property line and is one foot (1') or more from the home.
2. The area between the home and the additional sidewalk must have ground cover installed guidelines to match the existing front yard ground cover (ie. decomposed granite).

RESOLVED, that the Board shall retain the right to amend or repeal this resolution.