



## Summary of Community Information and Architectural Guidelines

To assure a quality community all exterior improvements require approval from the Design Review Committee (DRC) and Home Owners Association (HOA).

**Height Restrictions:** Depending on pitch of roof structures are limited in height to 32' & 36' above grade

**Square Footage:** Homes are limited to a minimum of 3,000 SF and a maximum of 7,000 SF

**HOA Dues:** \$1,200 per year

**Building Envelopes and Lot Coverage:** 10% of a lot may be disturbed with sensitivity to neighboring lots view corridor. Building envelopes and set back requirements have been set by the City of Flagstaff. The lots are zoned RR (Rural Residential).

**Driveway Access:** With few exceptions driveway access is limited to only one entrance per lot.

**Mailboxes:** Each lot owner is responsible, at lot owner's expense, for installation of a detached masonry mailbox per design provided by the DRC.

**Fire Department Regulations:** All structures and landscaping are required to be designed to limit the risk of fire. Requirements include fire resistant building materials and fire sprinklers.

**Landscaping:** The design should blend with the natural forest environment with a commitment to water conservation and fire safety. The City of Flagstaff has restrictions on watering.

**Tennis and Basketball Courts:** With limited exceptions sport courts are not allowed within Forest Ridge and under no circumstances are they to be lighted.

**Horses:** Not allowed

**Boat and RV Storage:** May not be parked or stored within Forest Ridge unless in an enclosed garage approved by the DRC.

### Utilities & services to lot:

Water & Sewer – City of Flagstaff

Electric – APS

Telephone – Qwest

Paved street within subdivision maintained by the City of Flagstaff for all weather access

Garbage Pickup – City of Flagstaff

Cable TV/Internet – Cablevision

Natural Gas – UniSource Energy

Note: This is a summary only, all buyers and buyer's architects should review actual documents and check with the City of Flagstaff for additional regulations; Revised 6/2/2006