

**Miraleste Shores Homeowners Association**

**P.O. Box 5426**

**Parker, AZ 85344**

***Architectural Committee***

**Revised: April 20, 2010**

**Revised: March 14, 2015**

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The Department of Real Estate report, Document #93-01187 states “Purchasers are advised that the CC&R’s for the subdivision provides for an architectural control committee”.

The committee is tasked and empowered by the CC&R’s to insure that the home designs “shall be consistent or compatible with the surrounding esthetics and character of the subdivision”.

This includes (from the CC&R’s): but not limited to CC&R’s

1. Location of structure on lot
2. Fences and walls
3. Type and character of design
4. Colors
5. Size requirements
6. Materials
7. Height limits
8. Painting
9. Alterations, additions, remodeling, redecoration of exterior portion of structure.
10. No exposed air conditioning equipment on roof tops.
11. Landscape plans

**Guidelines**

1. Any construction project requiring La Paz County permitting must first be presented to the Miraleste Shores Architectural Design Committee for approval
2. Any architectural exterior visual change (not requiring a La Paz County permit) must also be presented to the Miraleste Shores Architectural Design Committee for review. (ex. exterior color change, fence or garden wall, major landscape, etc.)
3. Lots may not be used for anything other than a single-family residence.
4. Construction may take place only within the building limits of each building site. River lots-setback from the river is twenty feet. All lots-side setbacks are five feet and front

setback (measured from inside the curb) is twenty feet. Rear setback on all lots (other than river) is ten feet. The goal of the committee in setting the front setback at twenty feet is to provide as much off road parking as possible for each structure. The committee reserves the right to allow variances to these setback rules where the size and shape of the lot requires special considerations. These variances shall not relieve the committee from their primary goal of insuring the “esthetics and character of the subdivision”.

5. Height – no portion of any structure may be higher than twenty-eight feet above the median street level. The median street level is the middle of the street directly in front of, and centered on the front of, the home. Exception is made to lots 18, 22, 27, 28, 29, 30, 31, 32, and 33. These lots are allowed to build 35 feet above the median street level.
6. Size – structures on river lots must be a minimum of three thousand square feet. Structures on all other lots must be a minimum of fifteen hundred square feet. The basic guideline for the committee shall be good of the community, that all structures shall be consistent and compatible with the character of the subdivision. Three (3) set of engineering drawings in accordance with the construction guidelines and requirements of La Paz County shall be submitted for approval to the MSE Architectural Committee. When approved, two (2) sets of the drawings will be returned to owner for submission to La Paz County for approval and permit and one (1) set will be retained by MSHA.  
Prior to initiating construction, the MSE Construction agreement must be agreed to and signed.

#### Miraleste Shores MSHA

#### Drawing Check List

1. Square feet of living space
2. Building setback lines
3. Roof heights
4. Roof material
5. Exterior materials & color
6. Easements
7. Grades
8. Parking
9. Landscape required