

Venture Out at Mesa, Inc.

Architectural Guidelines

The following material is extracted from the Governing Documents of Venture Out (originally edited March 23, 2007) and contains all amendments which pertain to Architectural only.

DEFINITIONS:

- U. **“Park Model”** means a portable dwelling unit no greater than 400 square feet nor less than 320 square feet in total floor area with plumbing, heating or electrical systems that will not operate without being connected to outside utilities and intended to provide seasonal and/or recreational housing characterized by one or more extended periods of vacancy during a calendar year.
- Amended 2-14-07
- X. **“Recreational Vehicle”** means a vehicular or portable unit mounted on a chassis and wheels, no more than eight feet six inches (8'6") in width and forty feet (40') in length which is primarily designed to provide temporary living quarters for recreational, camping or travel use, and which either has its own motor power or is mounted on or drawn by another vehicle, such as: travel trailers, trucks, campers and motor homes. A vehicular or portable unit mounted on a chassis and wheels is not a Recreational Vehicle for purposes of this Declaration if the total width of the vehicle once sited for occupancy, including all tip-outs and/or slide-outs exceed fourteen feet (14'). For purposes of measuring length, the trailer hitch and/or trailer tongue shall be excluded.

ARTICLE III IDENTIFICATION OF TRACT

- A. Condominium Property consists essentially of the real property Common Elements subdivided within the area described in Exhibit A. For the purpose of identification, all elements in the area on said Condominium Property are given identifying “tract” designations and delineated as such on the survey exhibit identified as Exhibit “B”, and made a part of this Declaration. The aforesaid identifying designation as to the tract is also the identifying designation as to its undivided relationship to the unit or Lot Ownership. The said Exhibit “B” also contains a survey of the land, a plot plan and, together with this Declaration, they are in sufficient detail to identify the location, dimensions and size of the Common Elements and each tract and Lot as evidenced by the Certificate of the Registered Land Surveyor hereto attached. The legend and notes contained with the said Exhibit are incorporated herein and made a part hereof by reference.

ARTICLE XIII
USE AND OCCUPANCY AND ACCESSORY STRUCTURES

- A. All Lots are restricted for the parking and use of Recreational Vehicles or Park Models. No more than one (1) Recreational Vehicle or Park Model may be parked or situated on any Lot.
- B. All Recreational Vehicles or Park Models, including extendable enclosures attached there to, shall be of such exterior material and design as that customarily used by manufacturers of such vehicles.
- C. Exterior additions or attachments to a Recreational Vehicle or Park Model other than expressly permitted herein are prohibited.
- D. In addition to any permit or permits, which may be required by any civil authority, it is mandatory that the Lot Owner obtain from the Architectural Inspector a permit authorizing the installation of a new Park Model, exterior alterations to an existing Park Model, patio enclosure or storage building, or other Lot improvements. In consideration of the granting of such permit, the Lot Owner agrees that periodic inspections of the work may be made by the Architectural Inspector or his authorized representative, including a final inspection at the completion of the project and that such inspector may have reasonable access to the work to carry out such inspections.
- E. Authorization for accessory structures or attachments to a Park Model or Recreational Vehicle, as described below, applies to all Lot Owners. Detailed requirements as to size, placement, exterior finishes and/or materials are described in the Rules and regulations, Section IV.
1. A patio enclosure may be constructed to enclose the patio adjoining the Park Model.
 2. Skirting around the base of the Park Model is required.
 3. One storage building may be installed on each Lot.
 4. A patio awning may be constructed and attached to a Park Model. A Free Standing awning may be constructed over the patio of a Lot.
 5. Stub walls may be constructed.
 6. Louvers may be attached to the Park Model or patio enclosure.
 7. Bathroom facilities are allowed in the patio enclosure or shed provided the drains from such facilities discharge into the Lot Owner's sewer. Amended 2-21-01
 8. Laundry facilities may be installed in storage buildings or patio enclosures.
 9. Ramada roofs, cabanas, carports and fences are not permissible on any Lot.
 10. A wall may be installed between the storage building and Park Model.
 11. Radio or televisions antennas or a small satellite dish may be attached to the top or rear of the Park Model or Recreational Vehicle.

F. One (1) motor vehicle may be parked on each interior Lot. On corner lots, two (2) motor vehicles may be parked, one on either driveway, if constructed for that purpose. The motor vehicle may be the customary passenger car, van or pickup truck. A truck camper, motor home or other travel/camping unit may be parked if it is the only means of transportation. All parked vehicles must be parked at the front of the Lot and, so far as is physically possible, within the confines of the Lot lines. Bicycles, golf cars and motorcycles are not restricted by these Regulations except that they must be parked within the confines of the Lot lines. No parked vehicle shall be used for sleeping, eating or living quarters.

G. There is hereby created an easement upon, across, over and under the Common Elements and the Lots for reasonable ingress, egress, installation, replacing, repairing or maintaining of all utilities, including, but not limited to, gas, water, sewer, telephone, cable television and electricity. By virtue of this easement, it shall be expressly permissible for the providing utility company to erect and maintain the necessary equipment on the Common Elements and the Lots, but no sewers, electric lines, water lines, or other utility or service lines may be installed or located on the Common Elements or the Lots except as approved by the Board of Directors. This easement shall in no way affect any other recorded easements on the Common Elements or the Lots.

I. All Lots in the Condominium are restricted to residential and recreational uses, and no business activity may be conducted by any Lot Owner on the Condominium Property which detracts from the residential character of the Condominium Property through access of traffic into or within the Condominium Property for such business activity, provided however, the foregoing shall not be construed so as to prevent the Association from designating certain areas reserved to it as commercial for its use in supplying goods and services to the Lot Owners. Any person conducting a business activity from a Lot may not erect or display signs or any other form of advertising on such Lot or within the Condominium Property, except as approved by the Board of Directors. Amended 2-14-07

K. The Lot Owner shall not permit or suffer anything to be done or kept in or on the Lot which will increase the rate of insurance on the Condominium Property, or which will obstruct or interfere with the rights of other Lot Owners, or annoy them by unreasonable noises, or otherwise; nor shall the Lot Owner commit or permit any nuisance, immoral or illegal act in or about the Condominium Property.

ARTICLE XVII MISCELLANEOUS PROVISIONS

A. The Owner of the respective Lot shall be deemed not to own pipes, wires, conduits, roads, sewage connections, etc., or other public utility lines running through the Condominium Parcel which are utilized by or serve more than two Lots, which items are, by these presents, made a part of the Common Elements.

B. The Owners of the respective Lots agree that if any Recreational Vehicle or Park Model placed upon a Lot encroaches upon another Lot or Common Element, a valid easement for the encroachment and maintenance of same, so long as it stands, shall and does exist.

RULES AND REGULATIONS
SECTION II
ADMINISTRATION

- 2a. Fees for the use of the dumpster are as follows:
1. Shed tear down and rebuild, \$75
 2. Patio enclosure renovation or tear down, \$150
 3. Patio enclosure built (new), \$75
 4. Park Model tear down for rebuild, \$300
 5. Park Model interior renovation, \$100
 6. Asphalt or cement driveway removal, \$150.

The fees are to be paid to Venture Out at Mesa, Inc. and be submitted to the Architectural Inspector when the resident or contractor receives the approved Venture Out permit. If a City of Mesa permit is also required, the fee check will be held until the resident or contractor receives the approved City permit.

Amended 01-03-08

SECTION III
THE RECREATION VEHICLE

1. All Lots, including pull-through spaces, are restricted for use of Recreation Vehicles and Park Model Trailers. Truck mounted campers shall not be dismounted. Tent trailers, tenting and overnight sleeping outside the Park Model or patio enclosure are prohibited.
2. All Recreational Vehicles and any additions thereto shall be of such exterior material and design as that customarily used by recognized manufacturers of such vehicles.
3. A Park Model Trailer shall not be more than forty feet (40') in length nor more than thirteen and a half feet (13 ½') in width including all bays, super bays, etc., and no greater than four hundred (400) square feet nor less than three hundred twenty (320) square feet. Within these guidelines, the Architectural Inspector is authorized to enforce Regulations governing suitable and allowable construction materials, arrangements and decor adopted by the Board of Directors.
4. All new Park Model Trailers being delivered for placement on Lots shall conform to all State Regulations covering such vehicles. An approved permit must be on file at the Guard Gate or Administration Office prior to entry into the resort.
5. Only Park Models of five (5) years of age or less may be brought into Venture Out.

Amended 4-5-01
6. Park Model Trailers must be fully skirted within thirty (30) days following placement unless a reasonable delay is negotiated with and agreed to by the Architectural Inspector. Such skirting shall be of such exterior material and design as that customarily used by recognized manufacturers in the skirting and trailer industries. Unless the skirting material is the same as that used in the construction of the Park Model or aluminum skirting that is designed to be compatible, it will be necessary to have prior approval from the Architectural Inspector.

7. One Air Conditioner not to exceed three (3) ton capacity may be installed at or near ground level. It shall be situated so as to provide the least noise disturbance to the neighbors. Evaporative coolers and air conditioners placed on the roof shall be located toward the rear of the Park Model. Coolers and portable air conditioners designed for use in window openings must be placed on the patio side of the Park Model or at the rear of the patio enclosure. Maximum acceptable allowable noise levels generated by any air conditioning unit shall be 89 dB(A). Measurements to be taken by a qualified technician using a calibrated sound meter at a standard distance of two feet (2') in front of and above the air conditioner unit. The maximum noise level generated by any air conditioner must not exceed 69 dB(A) at the complainant's property line. To meet these requirements, the Architectural Inspector may require relocation of any air conditioning unit and may specify the exact location of new air conditioners. New air conditioning units will be installed only on weekdays. Permits are required by Venture Out and the City of Mesa. In cases where noise levels are unacceptably high, the Board may require the offending unit be shut off between 11:00 p.m. and 7:00 a.m.

Amended 12-16-98

8. An Owner must obtain an approved architectural permit and the approval of the Board of Directors before relocating a Park Model within the park. An Owner must obtain an approved architectural permit before making changes to the exterior surface materials or dimensions of a Park Model. Skirting must be reinstalled within thirty (30) days after relocation and/or remodeling has been completed. All work is subject to inspection by the Architectural Inspector.

Amended 11-29-07

9. Only one (1) Recreational Vehicle or Park Model Trailer may be situated on any Lot. It must be located on the principal driveway provided for that purpose and in proximity to the utilities connections. The floor of a Park Model Trailer must be a minimum of seventeen inches (17") above grade level. Unless a variance is granted by the Board of Directors, the front of the Park Model Trailer must be placed so that the intersection of a line drawn from the front of the trailer to the non-patio lot line at a right angle thereto will be at least twenty feet (20') from the intersection of the non-patio lot line and the inside of the sidewalk. On corner Lots, the size and contour of the Lot may dictate a shorter distance. A Park Model Trailer may not exceed a height of sixteen feet (16') as measured from the original existing pad on which the unit sits. Two-story structures or basements are prohibited within the resort.

Amended 3-11-98, 11-25-98, 01-24-08

10. A Lot Owner must have a prior approved permit of Venture Out and the City of Mesa before a Park Model may enter into the Condominium.

Amended 4-5-01

11. (Any reference to roof pitch has been removed.)

Amended 1-11-07, 4-5-99, 4-5-01

SECTION IV ACCESSORY STRUCTURES

Structures may be erected on any Lot only as provided in the following sub-paragraphs. A written permit approved by the Architectural Inspector shall be required before construction starts for any work that is to be done. A copy of the permit is to be displayed in a visible place while work is in progress. No such structure may be located closer than three feet (3') from the side Lot lines, five feet (5') from the rear Lot line and four feet (4') from the front Lot line. Where used herein, the term "Patio" means that area authorized to be covered by an awning in subparagraph 2 of this Section.

Amended 3-11-98

1 The area of a **storage building** together with the area of a free standing storage cabinet, if previously authorized, shall not exceed one hundred and twenty (120) square feet. A free standing, storage building shall not exceed eight feet (8') in height. No storage building side will exceed fifteen feet (15') in length. All framing will be of metal, in keeping with the following dimensions: minimum width three and one-half inches (3½"), minimum **20** gauge, and set at a maximum of sixteen inches (16") on center. **The flooring and sheeting material must be fire rated.** Exterior walls will be either new corrugated aluminum panels finished in white or off white, or the same material and finish used by the manufacturer of the Park Model situated on the Lot. Should part of the storage building be built under the awning, that portion may be enclosed to utilize the awning as a roof. The walls outside the awning may be of the same height as the wall within the awning area provided the slope of the added roofing required conforms with the angle of the awning both to the side and rear. Under no circumstances will the height of a storage building exceed that of an awning. The roof, for a free standing unit, or any portion beyond the awning, will be covered with aluminum roofing material. The exterior roof edge of a storage building, that extends beyond an awning, may be finished with fascia, in keeping with that of the awning.

Amended 3-22-07

2. **An awning** of aluminum alloy or metal may be attached to a Park Model Trailer, not more than fourteen feet (14') in width. Such awnings shall not protrude beyond the front of the Park Model roof. Supporting members shall be of tubular metal.

Amended 3-11-98; 11-8-07

2a. A **manufactured retractable awning** may be attached to the front of a Patio Enclosure provided that: the width is no greater than fourteen (14) feet; it will not be projected more than seven (7) feet from the point of attachment; it will not extend beyond the patio or deck; it will not extend over the driveway; and it will not encroach upon the setbacks. In the case of a corner lot, it may be attached to the front and/or sides. In the case of multiple awnings, all must match in design and color.

Amended 11-29-07

3. A **Free Standing Awning** may be erected over the patio area. It shall not exceed more than thirteen feet (13') in height and fourteen feet (14') in width.

Amended 3-17-05

4. **Commercially made doors** of glass or plastic may be installed at the rear of the patio when the area between the Park Model and the storage building is enclosed. Open space between the door frame and the storage building, between the top of the door and the awning, or between the top of the storage building roof and the outer edge of the awning may be filled by aluminum, transparent plastic or glass framed in extruded aluminum.

5. **A Patio Enclosure** may be erected to enclose the patio adjoining the Park Model. It shall be constructed of commercially produced unit frames of extruded aluminum alloy or steel and shall be clad with corrugated aluminum panels finished in white or off white, or the same material and finish used by the manufacturer of the Park Model to which it is attached. **All flooring and sheeting materials must be fire rated.** At least sixty-five percent (65%) of the surface area of the front wall shall be open below a height of six feet eight inches (6' 8") from finished floor grade. An open area located within the front wall shall be a minimum of forty-eight inches (48") in height. The window area and any open area above may be covered with screen mesh, plastic panels or mineral glass. Glass located within twenty-four inches (24") of a doorway or eighteen inches (18") of a floor, must be tempered glass. Any commercially manufactured door not constructed of wood, may be used in an entranceway, provided it is at least six foot six inches (6'6") in height and thirty inches (30") in width. The patio enclosure is limited to a maximum size of four hundred (400) square feet, excluding storage building size, if any part of the storage building is located under the awning and forms part of the enclosure. **Structural modification such as relocation or size alteration of doors or windows of the Park Model is permitted only when meeting City of Mesa requirements.** A patio floor may be raised above ground level to a maximum height level with the floor of the unit. **A hard-wired smoke alarm with battery backup shall be installed within a patio enclosure.**

Amended 2-18-98, 3-11-98, 3-25-99, 11-18-99, 12-7-00, 3-22-07

- 6.a **Stub Walls** not exceeding thirty-two inches (32") in height from grade level, constructed of masonry, metal or other suitable materials approved by the Board of Directors, may be placed around the patio or as an adjunct to the landscaping decor.
- 6.b **Deck Railings** must be a minimum of thirty-four inches (34") and a maximum of thirty-eight inches (38") high and have a minimum of seventy-five percent (75%) clear (visual) opening, and be in full compliance with the City of Mesa Building Codes in effect at the time the permit is issued.

Amended 12-18-08

7. **Metal Louvers and cloth awnings** attached to the awning supports at the front, side and/or rear of the awning shall not extend outward at a greater angle than forty-five degrees (45°) from vertical and no farther than thirty inches (30") from the vertical plane which includes the point of attachment to the awning supports. They shall not extend beyond the ends of the awning at the point of attachment. Louvers at the side of the awning shall not encroach on the three foot (3') setback from the Lot line.
8. **TV and radio antennas** may be mounted at the rear of the Park Model, the attached awning or the storage building. Free standing antennas are prohibited.
9. If a **satellite dish** is used, it must be mounted in the least visible location, as near as possible to the rear of the Lot, and its bottom edge shall be no more than six inches (6") higher than the roof of the Park Model.

10. A permit must be obtained from the Venture Out Architectural Inspector for:
- a) installation of a new Park Model.
 - b) alterations to an existing Park Model.
 - c) installation of a patio enclosure.
 - d) construction or remodeling of a storage building.
 - e) any other Lot improvement.
 - f) new installation or replacement of an air conditioning and/or heating unit.
 - g) new installation or replacement of a swamp cooler.
 - h) replacement of a driveway.
 - i) installation of an antenna (radio or television) or a satellite dish.
 - j) installation of **plumbing and electrical for laundry facilities.**
 - k) **new installation of a water heater.**
 - l) new installation or replacement of a **retractable or** patio awning, louvers or stub walls. Amended 11-29-07
 - m) planting **or removal** of trees, shrubs or cacti.
 - n) **initial** installation of a water softener.

Amended 3-22-07, 11-29-07

A condition of any permit issued that also requires a City of Mesa permit shall be that no portion of any structure to be constructed or reconstructed upon a Lot will infringe upon an easement and that any existing structure upon that Lot infringes upon an easement will be concurrently moved from the easement. Permits must also require full compliance with current Venture Out Governing Documents and City of Mesa building codes unless a motion of the Board approve a specific exception.

Amended 3-22-07

11. If a Lot Owner (or other person residing in a unit), has a **mental or physical impairment** that substantially limits a major life activity, any Structure erected in accordance with these Rules may, at Lot Owner's or occupant's expense, be reasonably modified, if necessary to afford the person full enjoyment of the premises.

If a Lot Owner desires to reasonably modify (any Structure erected in accordance with these Rules), as set forth above, Lot Owner must first obtain written approval from the Board of Directors.

Amended 4-6-98

12. **Installation of any toilet** in a patio enclosure or storage building must be connected to sewer only on the Lot Owner's sewer line. It may not be connected to any adjoining Lot.

Amended 1-11-07

13. Every building permit issued for the building of a non-conforming structure must be approved by the Board of Directors, and will only be approved at a regular Directors' Meeting held in the period November 1 to March 31.

Amended 3-22-07

SECTION IV-A THE RECREATION VEHICLE AND ACCESSORY STRUCTURES

Set Back Requirements for Park Models - Structures

- A. Interior Lots: Park Model or any other Structure five (5) feet from the rear lot line, zero (0) feet on non patio side, three (3) feet on patio side, four (4) feet from sidewalk.

- B. Corner Interior Lots: If Park Model is positioned other than parallel to the adjoining Park Model must be five (5) feet from the lot line on non patio side, three (3) feet from the non patio side of the adjoining Park Model and four (4) feet from inside of the sidewalk.
- C. Perimeter Lots that back up to the wall:
 - 1. Park Model and any other structure must be on the owner's deeded lot.
 - 2. Park Model or any other structure must be a minimum ten (10) feet from the wall.
 - 3. Park Model or any other structure non patio side zero (0) feet, patio side three (3) feet and four (4) feet from inside of sidewalk.

The uniqueness of lots within Venture Out makes it impossible to establish rules, which cover all situations. Prior to the issuing of a permit, the Architectural Inspector must inspect the lot and provide the lot owner with specific requirements to insure compliance with both City of Mesa setbacks and utility easements. Amended 2-7-08

Gutters and Downspouts

- 1. Standard five (5) inch gutters and standard two by three inch (2x3") downspouts are required On all appropriate sides of new Park Models, new Patio Enclosures and new sheds. All downspouts must drain towards the street so that water does not run onto any adjoining property. If gutters or downspouts are installed on existing such structures, they must meet the same requirements. Amended 01-24-08

**SECTION V
LOT USE**

- 1. No person shall use any Lot or portion thereof in any manner contrary to or **not in accordance with the Rules and Regulations** pertaining hereto.
- 2. **No animals or fowl** shall be kept or maintained in the Unit except the customary household Pets. All animals must be kept on a leash when outside of the Recreational Vehicle or Park Model.
- 3. **Signs** pertaining to the lease, sale or rental of land or building shall be as follows:
 - 1) One (1) non-illuminated sign per street frontage shall not exceed forty-eight (48) inches in maximum height and shall not exceed six (6) square feet in total. Amended 7-14-05
 - 2) A window sign may be placed in lieu of the posted sign and shall not exceed six (6) square feet in total. Amended 2-6-03
- 4. The Lot Owner and Occupant is responsible that all parts of the Lot are **maintained in a clean and sanitary condition**, and that no rubbish, refuse or garbage shall be allowed to accumulate, or any fire hazard allowed to exist. Trees on private property belong to the Lot Owner and will be removed, if necessary, at the Lot Owner's expense. If for any reason, the Association finds it necessary to remove a park-installed tree in the rear easement of a private Lot, it will be done at the Association's expense. Clothes lines are not allowed in Venture Out Condominium. Amended 1-28-99, 3-25-99; 1-03-08

5. Lot Owners shall not permit or suffer **anything to be done or kept in or on the Lot** which will increase the rate of insurance on the Condominium Property, as defined in the Declaration of Condominium or which will obstruct or interfere with the rights of other Unit Owners.
6. Installation of **laundry equipment** is permitted within a storage building or patio enclosure. Such installations must be approved in advance by the Architectural Inspector and require a City of Mesa permit for necessary plumbing, electrical or mechanical work. Amended 3-11-98
7. Replacement of damaged or otherwise unserviceable **garbage cans** and/or liners is the responsibility of the Owners of the adjacent Lots being served by that facility. Failure to replace these items as they become unserviceable will be reported to the Condominium Manager. The Manager will cause the unserviceable elements to be replaced. The Lot Owners concerned will be assessed a charge for a proportional share of the cost of such replacement. Amended 3-22-06
8. **Washing or repairing vehicles, flushing radiators and changing oil** on the Lots or streets or Common Elements of the resort is prohibited. The washing of all vehicles except motor homes, trailers and heavy trucks is permitted in the Southwest corner. A wash bay for these heavier vehicles is provided in the Southeast storage area. The cleaning and maintenance of vehicles batteries is permitted only in the Southeast area wash bay. Amended 2-08-01
9. **Amateur radio operators** must follow FCC procedure for tuning the antenna, and use a headset when transmitting by code between 10:00 P.M. and 7:00 A.M. Antenna shall not exceed twenty-five feet (25') above roof of the Park Model.
10. Lot Owners are prohibited from having a **fireplace of any nature** other than an electric fireplace or a portable barbecue. Amended 3-22-07
11. Use of manufactured **trellis** panels is permitted only with approved permit. Planned use must comply with all other Rules and Regulations including implementation guidelines adopted by the Condominium Board. Amended 2-3-00