



Los Lagos II Homeowners

ASSOCIATION NO.1

1700 Montana Vista

Lake Havasu City, AZ 86403-9399

www.loslagosvistashoa.com



ARCHITECTURAL RULES & REGULATIONS

Revised January 2024

A. General

1. Architectural requirements may be modified as permitted by applicable law. Modifications to the standards set down in these Architectural Rules can only be made at the recommendation of the Architectural Committee and approved by the Board of Directors at an open Board Meeting.
2. No building, fence, wall or other structure shall be commenced, erected or maintained upon the Properties, nor shall any exterior addition to, or change or alteration therein be made, until the plans and specifications have been submitted to and approved in writing by the Board of Directors. That approval will be based upon input from the Architectural Committee.
3. Proposed alterations made to any Common Elements will be referred to the Architectural Committee using the Design Review Application; however day-to-day issues pertaining to trees and shrubs, grass, sprinkler systems and heads, bubblers, drainage issues, and other landscaping should be made directly by phone to the Maintenance Manager at 928-453-6759. Should this type of issue require funds, the Maintenance Manager will check with the Board for approval of expenditure of funds.
4. The Architectural Committee in conjunction with CC&R Article VII shall consist of 3 regular members. Those 3 members are further defined as the Board architectural representative and 2 other regular members who are Owners within Los Lagos II. Alternate Committee members may be requested to fill positions when regular members are not available, also as designated by the CC&R Article VI. Their recommendation based upon a Design Review Application from an Owner will be forwarded to the Board of Directors for action. All Owners must initiate a Design Review Application prior to initiating any alterations as noted in Item #2.
5. All contracted work requiring a license must be performed by a licensed contractor.
6. **Any maintenance, repair, replacement or modification to the alteration and any subsequent damage attributed to the alteration is the responsibility of the**

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Owner. This includes alterations previously made to the Common Elements as approved by the Board.

7. When a Unit is sold, **it is the responsibility of the selling Owner to inform the new Owner of the alteration and the new Owner's responsibility for future maintenance, replacement and repairs.**
8. Any modifications of a load bearing wall must be engineered so as to not to violate the structural integrity of the wall. The Board may require certification from an engineer as part of the Design Review Application.

B. PATIO SLABS

1. Any new slabs must drain all water away from the building and nearby buildings, and must have drainage installed if necessary for water flooding.
2. The new slab must not extend beyond the original boundaries of the patio; i.e. the new slab must not extend into the Common Elements.
3. Shrub removal must have the approval of the Board of Directors. Removal costs and damage to any existing utility line is the sole responsibility of the Owner.
4. Relocation of irrigation lines will be done at the Owner's expense, in coordination/overseen by the Association maintenance personnel.
5. Maintenance of an added patio slab and any slab coverings are the responsibility of the owner.
6. Landings of D Units subflooring is the maintenance responsibility of the Association; however, all landing covering material (as approved by the Board) is the maintenance responsibility of the Owner at the Owner's expense.

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C. PATIO ROOFS/ PATIO COVERS

1. All new or altered patio roofs will be attached to the outer wall or fascia board.
2. The addition shall not violate the integrity of the existing roof in any way.
3. Fascia boards must be installed on the new solid roofs.
4. Circles 1, 2 and 7 will have the original tiled eyebrow cover above the entrance door removed prior to the installation of a solid roof. Removal of the eyebrow, or any repairs to the stucco/building, is at the expense of the Owner.
5. Solid roofs must be designed to support the weight of maintenance personnel.
6. The slope of a new roof must be sufficient to drain all water away from the existing roof line.
7. Paint is to match the existing color scheme.
8. Maintenance of a new or altered patio roof and supporting structure is the responsibility of the Owner, and subsequent Owners.

D. FENCES / PATIO WALLS OF ALL CIRCLES

1. Walls that enclose a patio must not extend beyond the dimensions of the original patio.
2. Patio walls shall be concrete block/stucco construction, with a maximum height of 48 inches, incorporating wrought iron fencing if desired.
3. Privacy walls may be 56 inches high, with a maximum height of 60 inches with a 2 or 4 inch shelf if desired.
4. Foundations are required, unless built on patio slab.

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5. Drain holes are required.
6. All walls must be rebar reinforced.
7. Maintenance, repair and replacement of the wall is the responsibility of the Owner.

E. EXTERIOR WINDOWS AND PATIO DOORS

1. Exterior windows may be replaced at the Owner's expense.
2. Those windows may be metal or vinyl and must be installed by a licensed contractor.
3. The window opening size will normally not be modified or changed and will keep the original dimensions.
4. The Owner may change the opening size but must provide engineered drawings/plans to ensure building integrity. Those drawings/plans must be approved by the Board. All work will be done by a licensed contractor.
5. All patio doors replaced are at the Owner's expense, and work will be done by a licensed contractor.
6. Patio door opening dimensions (building structure) will not be changed.
7. Color for doors and windows will be white, brown, or beige.

F. ENTRY DOORS AND SECURITY DOORS

1. All entry door maintenance, repairs and replacement is at the Owner's expense. They may be wood, fiberglass or metal, flat panel or raised panel, with or without windows.
2. The color must be white, brown, or beige to blend in with the existing exterior color of the building.

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3. Board approval is required prior to any exterior door installation that requires building modification.
4. Screen doors/Security doors will be metal, with or without glass panels/screens, and must be white, brown, or beige to match/blend with the current building colors.
5. Security door installation is at the Owner's expense.

G. **TV ANTENNA DISHES** See "Rules and Forms" menu for Revision and Installation dated 12 April 2012.

H. **AMERICAN FLAG DISPLAY** See "Rules and Forms" menu for Installation Rules/Locations dated 12 April 2012.

I. **SUNSCREENS / SUNSHADES** See "Rules and Forms" menu for Installation Rules/Types dated 12 Apr 2012.

Note:

Each request will be considered on its own merit.

These Rules and Regulations may be changed, amended or deleted at any time by the Architectural Committee with the approval of the Board of Directors.

In case of conflict with the CC&Rs, the CC&Rs prevail.

Sketches showing preferred installations are available.

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