

anthem

community council

Coordination and Guidelines Between Anthem Community Council and Anthem Country Club Community Association for Property Owners Who Request Permission to Modify the Rear Block Wall or Rear View Fence for Their Property

Owner Name: _____

Property Address: _____

Pre-Requisites to Rear Wall / Rear View Fence Modification

1 Property owners who apply to modify their rear property wall (either Block Wall or View Fence Wall) must provide to the Anthem Country Club Community Association (ACCCA) a completed application providing details of their request, approximate date of construction, and other information required by the ACCCA and its Lifestyle Enhancement Committee (LEC).

2 Modifications to rear walls and/or rear view fences which border property owned by the Golf & Country Club (AGCA) will require the permission of the AGCA to be on their property to perform the modifications. The ACCCA also recommend that the property owner advise their immediate neighbors who adjoin the rear wall as to the proposed modifications.

3 Modifications to rear walls and/or rear view fences cannot be started until the property owner receives the written permission of the ACCCA LEC and the written permission of the Anthem Community Council (ACC). Performing the work in advance, or performing the work in a manner that does not meet the requirements of the ACCCA or the ACC, may subject the property owner to fines and/or additional construction costs.

Wall Modification Construction Requirements

The Community's governing documents places the responsibility for painting, structural integrity and normal repairs for rear walls and/or rear view fences of Country Club properties with the ACC. Therefore, property owners who request rear wall/view fence modifications are first required to submit their application to the ACCCA. If the ACCCA LEC approves the request for rear wall/view fence modifications, the ACC will generally provide written permission in support of the approval subject to the following conditions:

1 Contractor Selection

There are currently three (3) approved licensed contractors who can perform rear wall modifications. The property owner MUST use one of these three contractors, listed below. Use of an unapproved contractor will immediately void the ACCCA and ACC approval and could require the property owner to remove the wall modifications done by the unauthorized contractor and have it performed by the authorized contractor at the sole cost of the property owner.

2 Inspection

The ACC will perform inspections on the wall modifications as part of its approval process. The inspection fees will be \$200.00 and will be billed to the authorized contractor who will, in turn, include these fees in their quote to the property owner. An ACC inspection report will be provided to ACCCA for their project documents. However, no inspection or approvals shall be deemed to be a representation or warranty as to the structural integrity of the wall modification. The property owner expressly assumes any liability resulting from a failure in the structural integrity of the wall on account of the wall modification sought through the property owner's application.

Rear Wall and/or Rear View Fence Modification Process

In all cases, the approved contractor will inspect the depth and structural integrity of the existing footers and will provide a report to the ACC on the adequacy of the footers to support the wall modifications. If inadequate or compromised, the property owner will be required to include footer modifications as part of the overall project. The approved contractors will use block material and/or iron view fence material that is consistent with existing materials throughout the ACCCA. Materials must be identical in construction quality, color, appearance and all aspects.

Other Responsibilities of the Property Owner

It is the sole responsibility of the property owner to obtain any County approvals that may be necessary for any rear wall and/or view fence modifications (such as, for example, if there is to be a pool in the rear yard). In many cases, the approved Contractor will obtain the approvals on the property owner's behalf as part of the project. The Property owner should also recognize that any changes to the overall height of the rear walls and/or fences may create safety issues as lowered walls or fences may allow for easier intrusion by wildlife.

Approved Contractors

JMS Construction

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602-470-8442 / pauljms@qwestoffice.net

RJL Enterprises

5390 W Wescott Dr., Glendale, AZ 85308

623-363-1113 / rjlenterprisesllc@gmail.com

Degan Construction
1402 N 24th Ave, Phoenix, AZ 85009
602-795-8475 / brock@degancon.com