



CAMELBACK CANYON ESTATES

44TH STREET & McDONALD DRIVE, PHOENIX

WWW.CAMELBACKCANYONESTATES.ORG

Construction Timing Policy

The following policy has been adopted by the Board of Directors of Heritage Hills Home Owners Association, d/b/a Camelback Canyon Estates (the “Association”) as a part of the rules of the Association pursuant to the provisions of A.R.S. Section 33-1803 of the Arizona Revised Statutes and the Articles of Incorporation, Bylaws, CC&Rs, Rules and Policies of the Association.

Start of Construction

1. Homeowners are encouraged to submit Architectural Review Committee (ARC) Requests during the planning phase to avoid potential redesign. Time expended with architects, city permitting, and engineers prior to construction activity at the site is considered the project planning phase and not part of construction.
2. All home construction and / or renovation activity on the site must begin within 4 months (120 days) of receiving written approval for the project from the CCE HOA board. If construction activity has not begun within this timeframe, the approval is no longer valid and must be resubmitted before construction can begin.
3. The homeowner shall provide written notification to the board of the start of construction date. If the homeowner fails to notify the board of the start date, the start date shall be the first day that construction activity occurs at the site as observed by the board and the homeowner shall be so notified.

Construction Completion

1. All home construction and / or renovation must be complete within 18 months (540 days) of the construction start date.
2. The construction start date shall be established as the date construction activity starts at the site including but not limited to: fence placement, portable toilet placement, pole placement for height review, supplies delivery, etc. Any activity that is specific to the project and not part of daily activity in a neighborhood shall be considered construction activity.
3. When a home is vacated for construction, the project shall be considered complete once the “Certificate of Occupancy” is issued.
4. When a home is not vacated during construction and a “Certificate of Occupancy” is not required, the project shall be considered complete when the owner notifies the board of completion and all visible evidence of construction has been removed.

These deadlines may not be exceeded without a written explanation of the reason for delay to the board and subsequent approval by the Board. Homeowners are encouraged to submit written explanation of the reasons for delays to avoid potential delay related fines.

Any violation of CCE policies will result in the application of the Association’s standard CCE HOA “Imposition and Enforcement of Fines Policy”.

Any questions involving this policy or any notice given hereunder may be addressed to the Property Manager. ADOPTED AND APPROVED by the Board of Directors, on 5th of July, 2023.