



Demolition 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.

Definition and Approval Requirement

1. Demolition is defined as “destruction of a structure.”
2. Any demolition, such as a change to a structure or hardscape, must be approved in advance by the Camelback Canyon Estates Homeowners Association, using the approved process for architectural changes.
3. Demolition activity in a back yard that is not visible from other properties is not subject to Association approval unless materials being discarded are staged at a location that is visible from other properties.

Site Maintenance

1. The property undergoing demolition must be fenced in accordance with Association Policy on Construction Fencing.
2. There shall be no dumping of materials on the site or on common areas.
3. There shall be no use of common areas including but not limited to use by vehicles, equipment and/or for demolition related activities without prior written consent of Association.
4. If a pool remains on the property it must be either drained during construction or demolished and filled with dirt and compacted to the level of the surrounding lot. If the owner intends to begin construction immediately and wants to maintain water in the pool, the pool must be maintained in accordance with City of Phoenix Code Chapter 39-7, Article II, Maintenance Standards, Paragraph C. Maintenance of swimming and architectural pools.
5. Following demolition, the site must be cleared of all debris within two weeks.
6. The construction dumpster must be removed from the site within two weeks of the completion of demolition.

Off-Site Damage

1. If a construction dumpster is used, it shall be on-site. If there is no reasonable on-site location for the dumpster it may be sited along the curb line with wood placed under the wheels/legs to protect the street surface from damage during placement, use, and removal.
2. If there is damage to the street, curb, or common areas as a result of demolition activity the provisions of the “Construction Off-Site Damage Policy” shall be invoked.

Any questions involving this policy, or any notice given hereunder may be addressed to the President of the Association or to the Property Manager, Cornerstone Properties, Inc., PO Box 62073, Phoenix, AZ 85082-2073.

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

ADOPTED AND APPROVED by the Board of Directors, on the 5th day of June, 2023.