



**Anthem Country Club Community Association
View Fence/Wall Vegetation Clearing and Painting Policy**

Adopted: October 18, 2012

Revised: October 4, 2018

It is the policy of the Anthem Country Club Community Association, Inc. (ACCCA) that all desert area land owned by the Association is to be managed and maintained in compliance with the Declaration of Restrictive Covenants recorded pursuant to the Section 404 Clean Water Act and Permit issued by the U.S. Army Corps of Engineers (ACOE); the Declaration of Covenants and Easement and Restrictions (CC&R) for the ACCCA; the Declaration of Covenants and Easement for Anthem; and the policies established by the ACCCA as they are set forth herein. The view fence/wall vegetation clearing and painting policy is to follow the above rules and regulations.

Homeowners do not own the land or have any rights to the land, walls or fences beyond their property lines. Homeowners or their agents are not permitted to perform any maintenance or other activity in the 404 Washes, Natural Area Open Space (NOAS) or any other area not within their home property lines. The NAOS is land not in the 404 Washes but natural desert land adjacent to them.

The maintenance, clearing, and painting of perimeter walls and fences is performed by the Anthem Community Council at its expense through its contractors. The cost for that work is included in dues to the Council.

A perimeter wall or fence is any wall or fence which serves as a boundary between a Lot and any area which is not a residential lot, including but not limited to, common areas, and Council-owned property. The Anthem Community Council will maintain the exterior surfaces (that portion facing away from your Lot) of all perimeter walls and fences. If the exteriors of those perimeter walls have planters, Council will also maintain the planters at Council expense. No irrigation or watering is permitted in the planters. The homeowner owns the walls and fences that are on or within their property lines.

Fines and Penalties:

The ACCCA shall impose fines in accordance with the adopted Fine Schedule against homeowners who violate these policies. The restoration costs included in the fine will be to restore the disturbed area fully to the condition it was prior to the violation.

Procedures for Additional Maintenance or Clearing Requests:

If a homeowner believes maintenance/clearing, in addition to the above, should be performed outside the view fence/wall and within the area referred to above, the homeowner may contact the ACCCA and request a review of the area in question. The homeowner will then be notified of the decision to approve or deny the request. If approved, the cost for doing the work requested will be listed in the decision and is to be paid for by the homeowner. The homeowner can then decide to have the work done and pay the cost. Any maintenance performed must comply with ACOE regulations and the ACCCA's policy, must be approved by the adjacent property owner in writing, must be performed by a contractor approved by the adjacent property owner and paid for by the homeowner. The ACCCA will advise the homeowner of the vendor currently authorized to perform the maintenance work and give written approval. The ACCCA will arrange for any approved work to be done.

Documents Available for Review at the ACCCA office and online at www.OnlineAtAnthem.com:

1. A complete copy of the Declaration of Covenants, Conditions and Restrictions (CC&R) for Anthem Country Club Community Association (ACCCA) dated January 14, 1999 which govern the Association.
2. A complete copy of the Declaration of Restrictive Covenants, numbers 2 of 8, and 6 of 8, which govern the 404 washes and NAOS, dated March 31, 2005.
3. The Declaration of Covenants and Easement for Anthem, dated January 14, 1999.
4. Maps showing:
 - a. The owner of each parcel of land in the Anthem Country Club Community, to be used in determining who owns the land immediately behind a view fence or wall. This information can also be found on Maricopa County Assessor's Office website: <https://mcassessor.maricopa.gov>
 - b. The designation of each parcel of land in the Anthem Country Club Community showing if it is subject to the 404 wash/NAOS Declaration of Restrictive Covenants.

