

# Beaver Creek Regional Council

## VILLAS AT BEAVER CREEK AMENDMENTS OR RE-PLATTING RECOMMENDATIONS

The Beaver Creek Regional Council encourages any action taken by the Yavapai County Board of Supervisors include prioritizing Lake Montezuma property owners' rights and the social and economic values of the Beaver Creek community by protecting the Beaver Creek golf course and historic Ranch House restaurant as community space .

Since promises to the public by the present developers had not been met in the past, every opportunity should be taken to insure future development or re-platting includes maximum community benefits and local control.

**In the event of a re-platting or amendment of the Villas at Beaver Creek development, the following minimum stipulations should be included and remain enforced:**

**Allow for the development of twelve (12) tracts for the best and highest use and benefit to the Beaver Creek community to include:**

- Development to 137 or less detached/attached dwelling units.
- Eliminate provisions of a 50-room hotel.
- Requirement of assurance bonds from all developers, 3<sup>rd</sup> party bulk lots owners/developers, and future owner/developers to remain in effect until build out or occupancy.
- Requirement of surety bonds for assurance of off site and on site improvements of the golf course, lake, waste treatment systems or facility, water and utility infrastructure, common area buildings, area roadways and emergency roadways.
- Submittal of a Water Adequacy Report verifying an adequate water supply for the development.
- Required financial participation with Yavapai County for design, ROW acquisition and construction of low water crossings for off site roadway improvements and improvements to emergency ingress/egress

commensurate with traffic impact generated by the development as deemed appropriate by the Department Public Works assessed at a minimum of \$600 per built unit.

- Limit residential and common space units to single story building height;
- Require unit rentals for no less than 30 day increments.
- Restore, preserve and expand the existing clubhouse/restaurant facility, meeting current building, environment and safety codes, without removal or demolition of historic Ranch House Restaurant building.
- Designation of the golf course, restaurant and clubhouse as a public or semi-public facility.
- Maintain golf course designation in the PAD. Any changes will need to be reviewed by the Planning and Zoning Commission and Board of Supervisors;
- Require and enforce infrastructure construction of golf course to include the irrigation systems, public restrooms and errant golf ball protection designs.
- Require and enforce a sustained level of safety, public use and enjoyment of the golf course to include maintenance of golf course, greens, grasses and trees and the perimeter grass and trees aligning private homes, streets, and common areas.
- Encourage an assessment to the Villas at Beaver Creek Homeowners Association of \$75 per month per annum for 25 years for each unit built for the sole purpose of maintaining and operating the golf course and leach fields, payable to the owners of the golf course.
- No future development beyond the golf course properties.
- Require and enforce standards of lake water fill levels and public safety.
- Establish and maintain cooperative membership agreements between the Villas at Beaver Creek HOA and LMPOA and Beaver Creek Regional Council.