

Sierra Springs Ranch



Design Guidelines

Sierra Springs Ranch

DESIGN GUIDELINES

These guidelines have been prepared to assist property owners and their architects and builders in the development, design, and construction of new homes, home additions or alterations, fences, and landscape improvements at ***Sierra Springs Ranch***. The purpose and intent of this document is to assure owners and residents of ***Sierra Springs Ranch*** that proper standards of development, design, and construction will be maintained for the benefit of all.

Table of Contents

Design Philosophy9

1.0 Property Description 10

2.0 Introduction to the Design Process 10

3.0 Design Review 11

3.1 Limitations on Architectural Design Committee..... 11

3.2 Owner's Responsibilities 12

4.0 Building Envelopes 12

5 .0 Site Planning 14

5.1 Culverts, Grading and Site Plan22

5.2 Driveway Entrance22

5.3 Fencing25

5.4 Sport/Recreational Surfaces25

5.5 Foundation/Retaining Walls25

5.6 Combining Lots27

6.0 Architectural Design27

6.1 Building Heights27

6.2 Minimum Residence Size28

6.2.1 Maximum Residence Size.....28

6.3 Building Massing28

6.4 Preservation of Significant Views28

6.5 Exterior Lighting28

6.6 Roofs31

6.7 Materials - Exterior Surfaces33

6.7.1 Windows & Doors33

6.7.2 Building Elements 33

6.7.3 Miscellaneous 34

6.8 Exterior Wall Colors 34

6.9 Building Projections 34

6.10 Parking Spaces/Recreational Vehicles 37

6.11 Antennae, Satellite Dishes and Flagpoles 37

6.12 Swimming Pools 37

6.13 Basketball Backboards, Children's Toys, and Play Equipment,
and Other Recreational Equipment 37

6.14 Address Bollards..... 37

6.15 Signs 39

6.16 Service Yard..... 39

6.17 Guesthouses, Gazebos and Garages 39

6.18 Decks, Balconies, Porches, Patios and Courtyards 39

6.19 Solar Applications 40

6.20 Fireplaces 40

6.21 Ornamental Objects 40

6.22 Mail Boxes 41

6.23 Storage Buildings 41

6.24 Window Awnings, Overhangs, and Shutters 41

6.25 Birdbaths, Birdhouses, and Bird Feeders 41

6.26 Dog Runs 41

6.27 Greenhouses 41

6.28 Screen Doors 41

6.29 Security Treatment 41

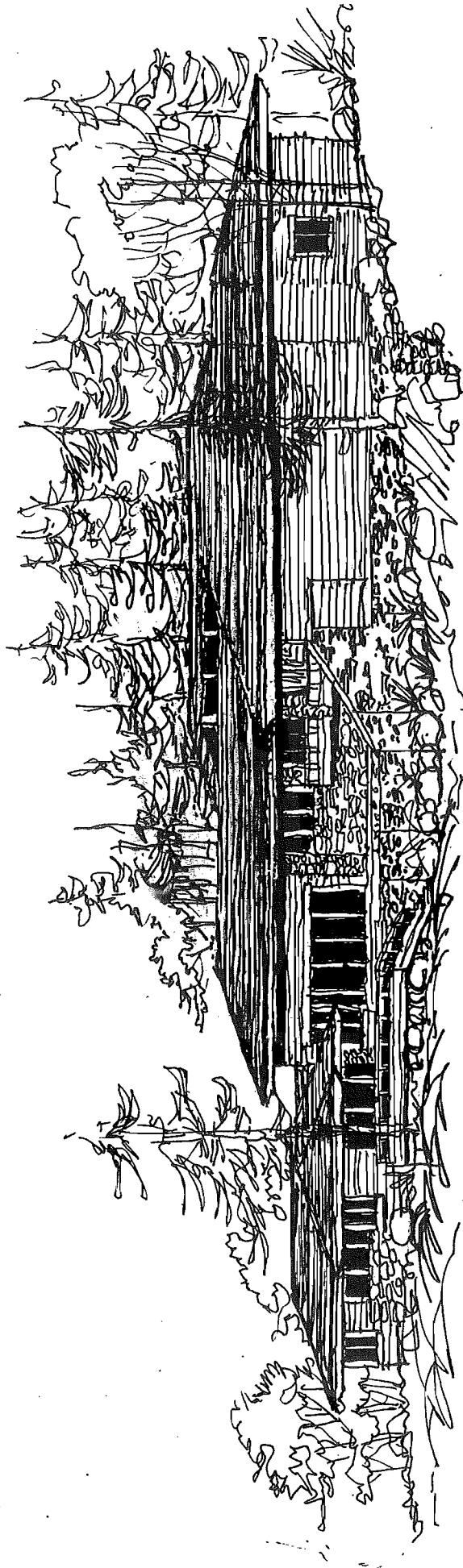
6.30 Utility Extensions	41
6.31 Fire Clearing/Vegetation Management	42
7.0 Landscape Guidelines	42
7.1 Requirements	43
7.2 Procedures	44
7.3 Vegetative Preservation and Native Tree Salvage.....	44
7.4 Irrigation – Design Objectives & Guidelines.....	45
8.0 Construction Guidelines	45
8.1 Building and Landscape Bonds	45
8.2 Pre-Construction Conference	46
8.3 Governing Authority	46
8.4 Construction Trailers, Portable Field Offices, Etc.....	46
8.5 Debris and Trash Removal	47
8.6 Sanitary Facilities	47
8.7 Vehicles and Parking Areas	47
8.8 Blasting	48
8.9 Storage of Materials	48
8.10 Site Preparation	48
8.11 Miscellaneous and General Practices	49
8.12 Construction Access	49
8.13 Dust, Mud, and Noise	50
8.14 Temporary Construction Signage	50
8.15 Daily Operation	50
8.16 Insurance.....	50
9.0 The Design Review Process	50

9.1 Review Criteria	51
9.2 Procedures	51
9.3 Drawing Submittals	51
9.4 PHASE I - Pre-Design Meeting/Site Visit	51
9.5 PHASE II - Preliminary Submittal	52
9.6 Phase III – Final Submittal	54
9.7 Phase IV – Construction Term.....	55
9.8 Landscape Plan	55
9.9 Review Period.....	55
9.10 Implementation of Approved Plans	55
9.11 Review of Modifications.....	56
9.12 Variances.....	56
9.13 Appeal	56
9.14 Government Approval	57
10.0 Governing Precedence	57
11.0 Preparer	57
12.0 Applicability of Design Review	57
13.0 Review Structure	57
14.0 Review Fees	58
15.0 Incorporation	58
15.1 Enforcement	59
15.2 Non-Liability for Approval of Plans	59
15.3 Changes and Amendments to the Design Guidelines	59
15.4 Right of Waiver	59
15.5 Estoppel Certificate	59

15.6 Severability	60
16.0 Definitions	60

ACKNOWLEDGEMENTS:

- Spragins & Hinshaw, Architects
- Blochberger Design, Architects
- Neill/Vecchia & Associates, Landscape Architects
- Murphy Engineering, Land Planning



PRINCE
RESIDENCE

DESIGN PHILOSOPHY

Sierra Springs Ranch is an area of unique natural beauty that encompasses a natural meadow, surrounded by a towering Ponderosa Pine Forest. It is the common desire, intent, and purpose to create a high quality community, with architectural designs, and construction in which the natural character of the mountain west is preserved and complimented.

The natural meadow contains a minimum of existing landscape, therefore any structure placed in it becomes an imposition, or, in itself, a landscape element. Homes and other improvements will dominate these sites until such time as landscape features such as trees and shrubs, mature and soften the appearance of the introduced elements.

With the forest as the predominant feature surrounding the meadow, structures should be secondary. The goal in the design should be one of restraint, to blend and harmonize, rather than be the dominant feature.

The exterior material and color palettes will conform to this philosophy. If this goal is to be achieved, styles of architecture, ornaments, and appurtenances, from cultures other than the American Mountain West, will not be introduced into the architecture of ***Sierra Springs Ranch***.

Designs will not seek to dominate the natural environs, or each other. Structures need to be placed within their sites, so as to become one with their setting, rather than out of scale structures that dominate over their natural setting.

With this understanding in mind, it is the objective of this document to define design parameters in which the forms of the proposed buildings, particularly roof forms, elevations, fence and wall designs, footprint location and color selections, blend together to provide a consistent design character.

As the design process begins for your new home, keep this concept in mind, so that ***Sierra Springs Ranch*** will, through everyone's cooperation and overall planning, achieve the goal of being "THE place to live in the Arizona White Mountains".

The intent of the Design Guidelines is to provide design goals for all areas relating to each specific home site. The areas are to include grading, orientation of structures, outdoor spaces, landscaping, and preservation of the existing landscape.

The following are the main objectives for site and landscape design for ***Sierra Springs Ranch***:

- To preserve and protect the distinctive topographical and vegetative features throughout the community.
- To establish appropriate indigenous landscapes that envelops buildings and blends them into the surrounding site.
- To design and landscape outdoor spaces that are natural extensions of indoor spaces so that the boundaries between the two are seamless.
- To utilize plants, landscape structures and details that draw upon the indigenous landscape, traditions, and natural surroundings of ***Sierra Springs Ranch***.
- To utilize plant palettes that are sensitive to water conservation.

Overview of Design Guidelines

The objective of these guidelines is to establish a clear pattern to which the entire process of development and construction will be subjected, in order to assure that the improvement will

compliment the natural beauty of the land and enhance the quality of the community. The standards and criteria set forth in these Design Guidelines should be viewed by each individual Owner as the tool that will protect, preserve, and enhance the special environment, in which we live.

Sierra Springs Ranch is a community where differing architectural designs and styles merge and where the efforts of one architect or owner is not damaged or devalued by the incompatible design of a neighbor. The Architectural Design Committee shall be the judge of compatibility and the overall appropriateness of the design. Since there are many individuals involved, guidelines are necessary and useful in attaining the desired level of consistency and quality of community appearance.

The intent of these guidelines is to accomplish a community development that achieves harmony among dwellings and between each dwelling and its surrounding landscape, yet allows individual identity. The guidelines apply primarily to:

- Assuring compatibility and harmony of exterior color materials and design so the exteriors of buildings are subdued in a manner to avoid negative contrast within the community.
- Relating proposed improvements to the natural features of the land, and to neighboring structures and other improvements.
- Conforming the plans and specifications to the purpose and general plan and intent of the **Sierra Springs Ranch** Master Declaration and Supplemental Declarations.

1.0 PROPERTY DESCRIPTION

Sierra Springs Ranch, consists of approximately 76 acres, is four miles from Pinetop, Arizona, and is bordered on all four sides by the Sitgreaves National Forest. The surrounding forest is also endowed with meadows, ravines, washes, and rock outcroppings. This unique property has an abundant contrast in topography plus a wide variety of plant and wildlife.

2.0 INTRODUCTION TO THE DESIGN PROCESS

The architectural standards and design restrictions set forth in the Design Guidelines have been established to protect and preserve the unique environment of **Sierra Springs Ranch**. Any capitalized terms used in the Design Guidelines that are not defined in Section 16 ("Definitions") shall have the same meaning as described in the Declaration.

In response to the special environment and natural diversity of the custom lots at **Sierra Springs Ranch**, a building envelope has been prepared for each lot. The building envelope size and locations were determined through a site analysis study that considered the characteristics and natural attributes of each lot. Design criteria and objectives during this process include:

- Minimizing grading.
- Optimizing views from the home sites while maintaining privacy.
- Maximizing views from neighboring lots and/or common use areas.
- Protecting and utilizing distinctive natural features such as rock outcroppings, existing vegetation, and native wash corridors.
- Avoiding highly prominent landforms and skylines.
- Preserving the dominance of the natural setting by locating buildings where they will blend into the site.

3.0 DESIGN REVIEW

In general, the design review process is divided into five phases. Sections 9 and 13 provide detailed descriptions of the requirements for each phase and a description of the Review Structure.

The first phase (Pre-Design Meeting/Site Visit) is an on-site meeting with the Reviewer, the Owner, and/or the Owner's architect/designer before any plans are prepared. At this Pre-Design/Site Visit meeting, the Reviewer will go over the Design Guidelines, the design review process, point out any unique characteristics of the Lot, and provide the Owner or the Owner's architect/designer with a Preliminary Submittal Checklist.

The site consideration review is, in summary, specific to the site itself.

Location of the structures shall be based on, but not limited to, the following:

- A. Natural and proposed final grade contours.
- B. Street grades as installed.
- C. Presence of vegetation, trees, shrubs, and rock out-croppings.
- D. Driveways and off-street parking.
- E. Appearance of buildings from open space, roads, and other lots will be important criteria.
- F. Architectural design shall result in masses that are generally parallel to natural terrain. If building masses are perpendicular to natural contours, the building shall accommodate the natural terrain through use of stepped foundation elevations and rooflines.
- G. Site grading and drainage shall minimize required natural grade alterations. Drainage from lots shall not cause soil erosion, excessive drainage or impede drainage flows on adjacent lots.
- H. Site grading of cut or fill on adjacent lots, roads, driveways or open space shall not be allowed.

The second phase (Preliminary Submittal) provides for the review and approval of preliminary architectural and engineered grading/site plans and other required information and materials by the Reviewer before the Owner finalizes the design. Under some circumstances, models may be required. See Section 9.5 for a detailed description of the Preliminary Submittal requirements.

The third phase (Final Submittal) is to ensure that the final architectural and grading/site plans and construction drawings are consistent with the previously approved preliminary plans and the Design Guidelines.

The fourth phase (Construction Term) begins with a Pre-Construction Conference with the Owner and/or the Owner's builder, and includes periodic monitoring of the building process by the Reviewer. A Landscape Plan must be prepared and submitted to the Reviewer for approval prior to completion of construction. See Section 7 for Landscape Guidelines.

The fifth and final phase (Final Review) includes a review by the Reviewer to determine whether actual construction has been completed in substantial conformance with the approved plans.

The design review process was developed to provide the necessary checkpoints along the way so time will not be wasted on plans and designs that do not adhere to the Design Guidelines or the overall philosophy of *Sierra Springs Ranch*.

3.1 LIMITATIONS ON ARCHITECTURAL DESIGN COMMITTEE

In considering and approving any application for architectural design review, the Architectural Design Committee does not consider, and assumes no responsibility for, the following:

- A. The structural capacity of the proposed improvements, nor the suitability of any proposed materials, building techniques or other aspects of the improvements relating to habitability or suitability for the intended purpose of the Owner.
- B. Compliance with any applicable building codes, or any other statutes, ordinances, rules or regulations promulgated and made applicable to the applicant's property by any city, county, state or federal government, or any agency, department, bureau or other political subdivision thereof.
- C. The suitability of the proposed site of any improvements in relation to manmade or natural hazards, including, without limitation, geological instability, ground compaction, drainage or flood hazards.

3.2 OWNER'S RESPONSIBILITIES

Each Owner is responsible for complying with the Design Guidelines, and all provisions of the **Sierra Springs Ranch** Declaration of Covenants, Conditions and Restrictions, and the rules and regulations of any applicable Governing Authority.

It is strongly recommended that Owners retain the services of competent licensed professionals in the planning, design, construction, and landscaping of the Residence. This includes architects, designers, landscape architects, engineers, builders, and other contractors who understand the philosophy, intent, and requirements of the Design Guidelines, and have demonstrated their ability to produce an attractive, cost effective, functional Residence that fits harmoniously into the **Sierra Springs Ranch** environment. A competent professional can conduct a thorough analysis of a particular Lot, understand the Owner's special needs and living patterns, and convey to the Reviewer, through drawings and a model (if required) the concept and design of a proposed Residence or other Improvement.

The Owner is responsible for the conduct of, and payment of, any unpaid fines imposed by the Association on any of the Owner's agents, representatives, and contractors, including the Owner's Builder and the Builder's subcontractors while on site at **Sierra Springs Ranch** during the construction. If the Owner's Builder fails to meet any Design Guideline obligations and the Builder's bond is insufficient to remedy the Builder's default, the Owner shall be responsible for paying the deficient amount, and a lien will be recorded against the Lot until the Owner pays the deficient amount.

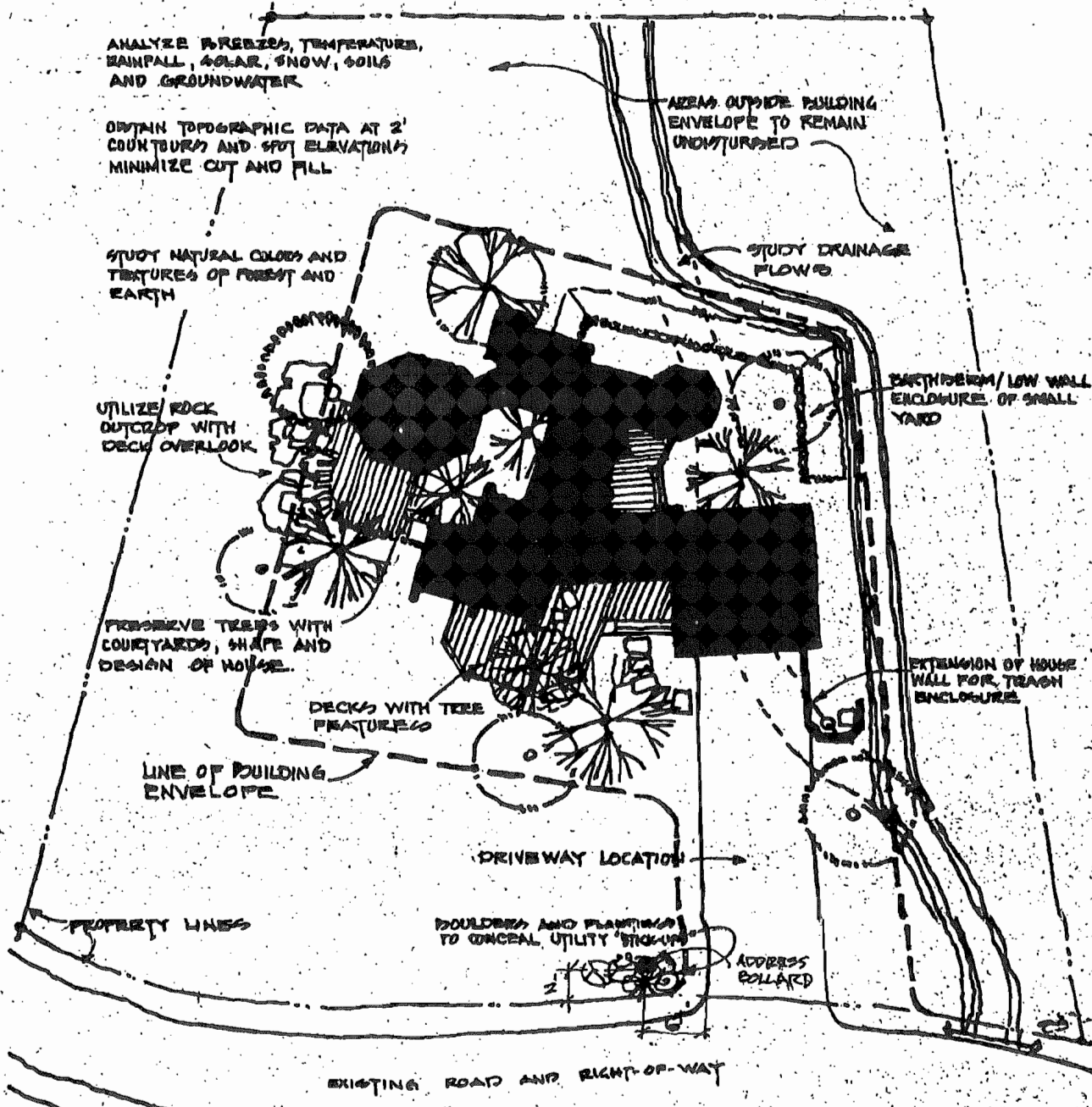
Upon the transfer of ownership of any property within **Sierra Springs Ranch** at any point after a Construction Agreement has been executed, and prior to final inspection, it is required that the seller obtain the buyer's notarized signature on the existing Construction Agreement thereby signifying the new owner's assumption of, concurrence in and understanding of the obligations, requirements, and liabilities contained in said agreement.

4.0 BUILDING ENVELOPES

To ensure the preservation of the natural features of **Sierra Springs Ranch** for the enjoyment of all residents, Building Envelopes have been established for all lots.

The Building Envelope is that portion of each lot within which all improvements including structures, porches, decks, walks, landscape improvements, grading, drainage swales, garages, driveways, parking, turn around areas, fencing and all equipment must be located, and is the only area of the lot than can be disturbed.

Before any conceptual planning is done, the Owner and/or Owner's architect/designer must consult with the Reviewer to verify the location of the Building Envelope. Any proposed modifications to the Building



SITE AND BUILDING ENVELOPE
 DESIGN CONSTRAINTS AND CONDITIONS

Envelope must be submitted to the Reviewer for approval. Minor adjustments to the Building Envelope may be approved by the Reviewer if the Residence to be constructed within the revised Building Envelope does not have an adverse impact upon the natural features of the Lot or the views from neighboring Lots. The square footage of the proposed Building Envelope must be equal to or less than the square footage of the original Building Envelope.

Residences should be located within the Building Envelope where drainage, soil, and geological conditions will provide a safe foundation. It is recommended that Soil Tests be performed by a qualified engineer. The Residence must be designed and located so it does not completely fill the Building Envelope. Space must be allowed between the Residence and the Building Envelope to provide working space for all construction activities.

Early consideration should be given to any future expansions or building needs, such as guesthouses, dog runs, pools, etc. These Improvements must occur within the Building Envelope. Any such future considerations must be shown on the Preliminary Submittal.

All areas outside of the Building Envelope that are disturbed during the construction process must be replanted with native plants and restored to the original condition by the Builder prior to release of the Builder's bond.

Any secondary construction access requires prior approval from the Reviewer. All accesses must be fenced and have operable gates.

Section 5.6 describes Building Envelope requirements for combined Lots

5.0 SITE PLANNING

Each Lot within *Sierra Springs Ranch* is unique in terms of design opportunities and constraints. In order to take full advantage of the unique attributes of each lot, each Residence will require site-specific design and construction solutions.

A natural meadow surrounded by forest is the unifying theme at *Sierra Springs Ranch*. This theme can be maintained only if existing natural conditions are not significantly altered to accommodate a design of a Residence or other Improvement. To preserve the natural features of each Lot, such as significant existing plant materials, washes, or rock outcroppings, each Residence must be designed and located to minimize disruption of the existing natural conditions.

Existing topographical, geological, and landscape features must be preserved in their entirety or be successfully integrated into the overall design.

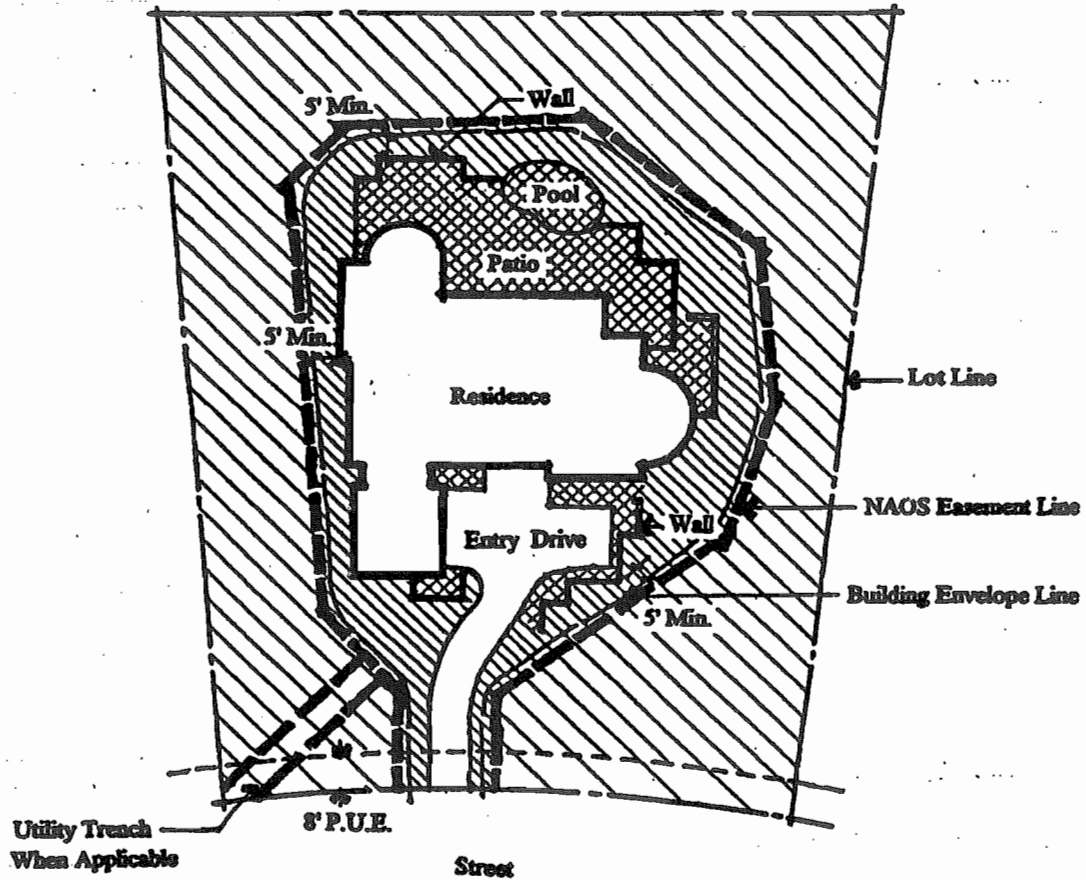
The configuration of the plan should respond horizontally to the natural features of the site.





The finished floor elevations should follow the natural contours of the site, minimizing cut and fill.

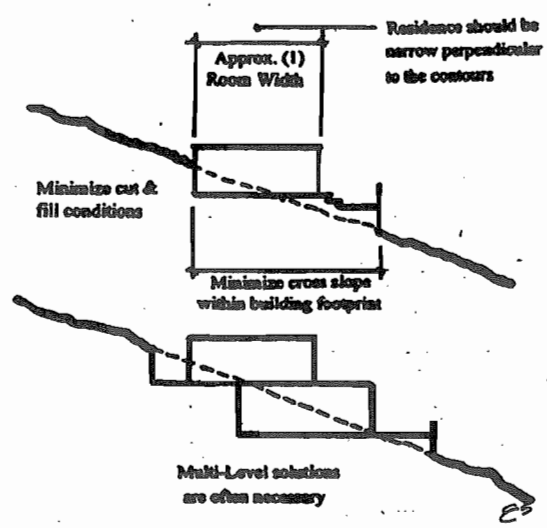
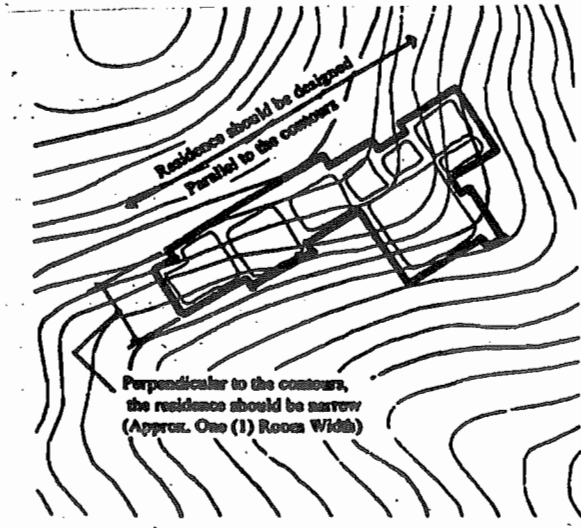
The final design should reflect a unique response to its particular site.

Residences should be sited so that important views are protected, natural drainage is not altered, and the overall philosophy of integrating the Residences into the natural forest and meadow is achieved. The site should be altered as little as possible from its original native condition, protecting large trees, boulder outcroppings, existing watershed, and drainage ways.

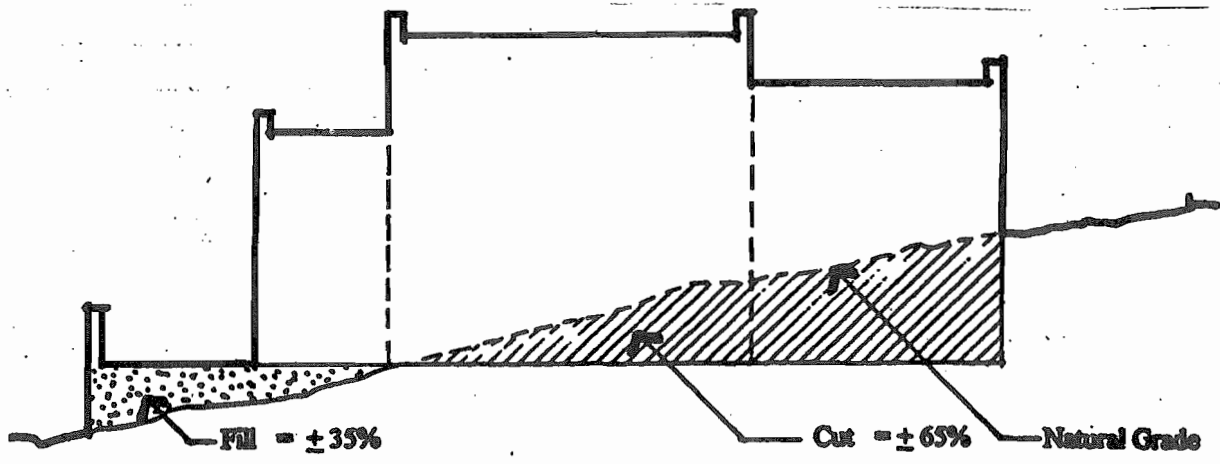
The Owner and the Owner's architect/designer should understand that in reviewing any proposed Residence, the Reviewer will consider the potential impact of the proposed Residence or Improvement on



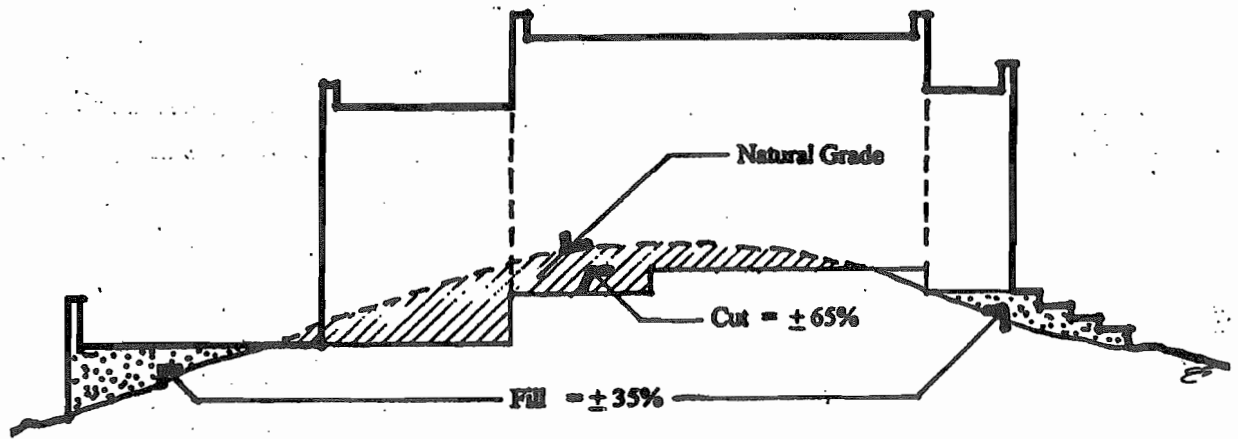
-  Natural Area (NAOS)
-  Restored Natural Area (50% NAOS Credit)
-  Transition Area
-  Private Area



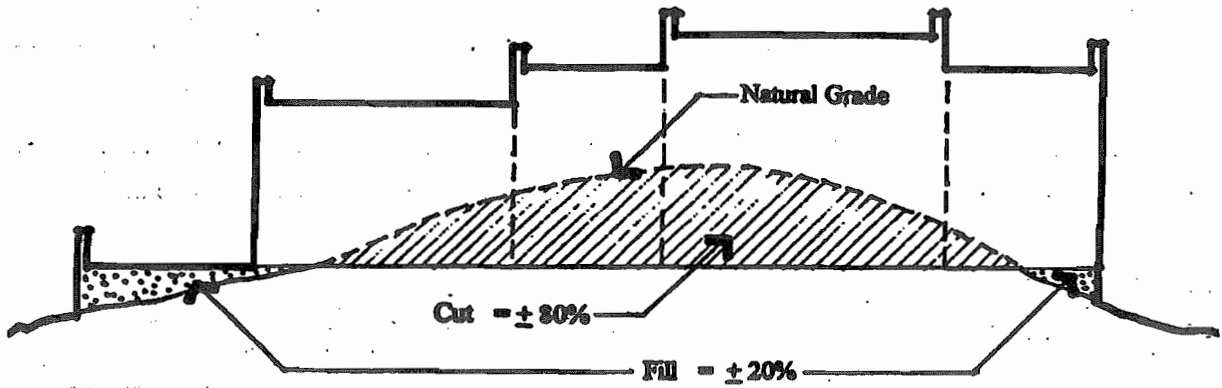
APPROPRIATE METHOD OF SITING A RESIDENCE TO FIT WITH THE NATURAL CONTOURS



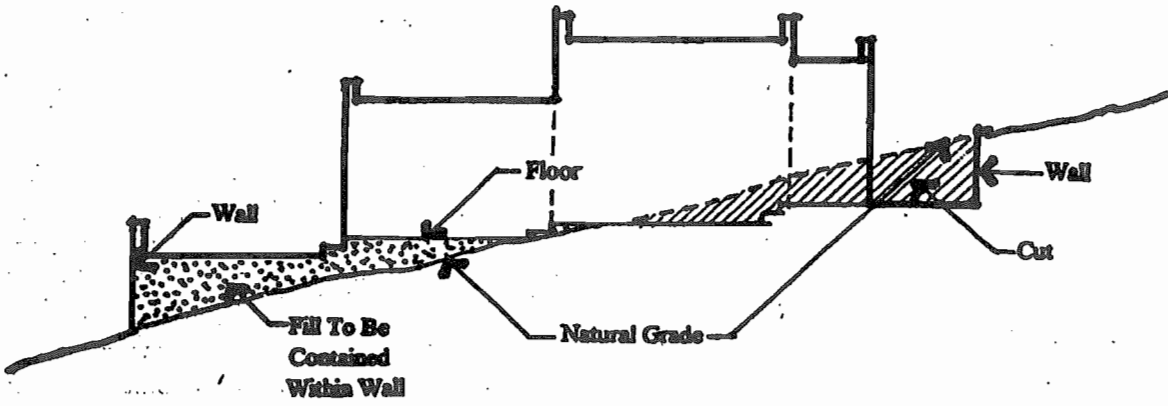
Sloping Site - Single Floor Level



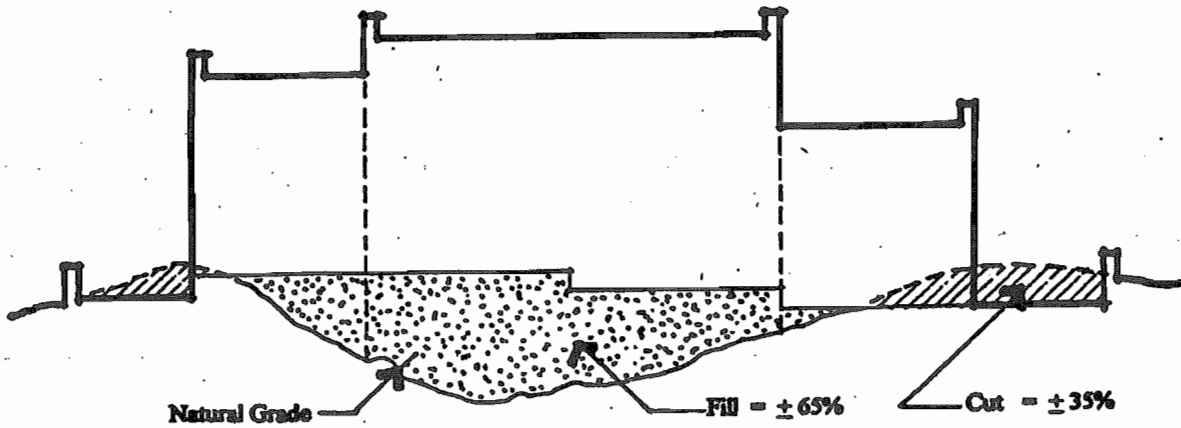
Ridge or Knoll Site - Terraced Floor Levels



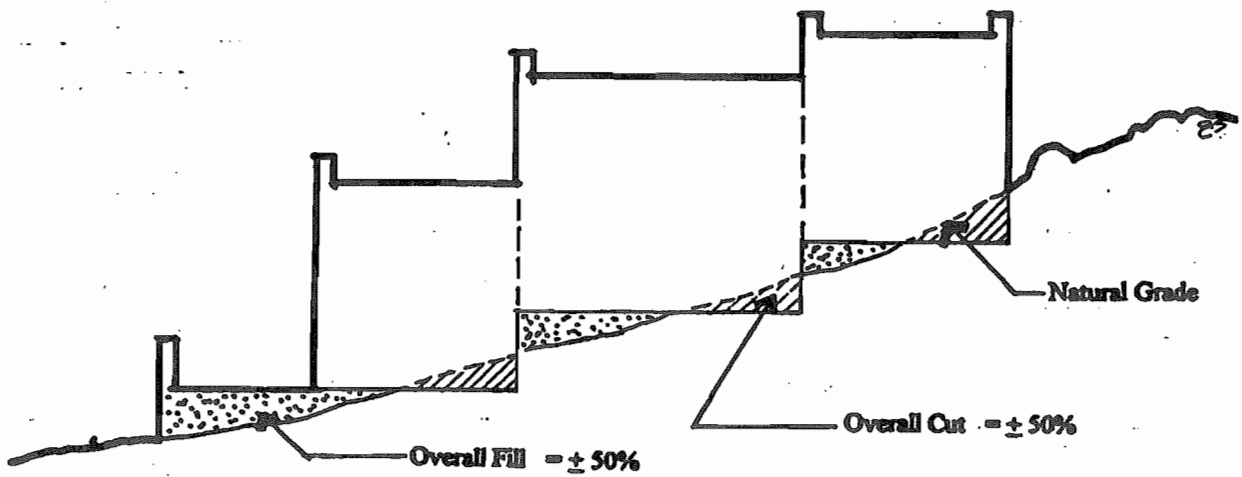
Ridge or Knoll Site - Single Floor Level



Approved Cut & Fill Technique



Low Center Site - Terraced Floor Levels or Single Floor Level



Sloping Site - Terraced Floor Levels

the views and privacy of neighboring Lots, and should therefore locate and design the proposed Residence accordingly.

Any proposed Residence or Improvement that, in the sole opinion of the Reviewer, overwhelms the Building Envelope or is inconsistent with the philosophy of *Sierra Springs Ranch* will not be approved. The Reviewer will not approve any Residence if the floor levels do not closely conform to the existing natural slope and other unique characteristics of the Lot.

VISUAL IMPACT

The overall three dimensional composition of the structures should be an exercise in design restraint stressing subtle effective massing changes vertically and horizontally and avoiding meaningless changes of color, materials, rhythm and form.

The overall dimensional composition should convey logic or an order and visual integrity.

QUALITY/PERMANENCE

Exterior materials must maintain their original appearance or age in such a fashion that adds to the character and does not create a failure of structural or thermal integrity.

Exterior materials should convey honest expression of innate integrity associated with its use and should not attempt to defy the laws of gravity or common sense.

Application of exterior materials should express honesty and permanence while avoiding the look of being applied rather than integrated.

Durability and visual integrity are to be considered as prime factors in the selection of final products.

Overall massing and aesthetics should convey integrity and quality of design.

ENVIRONMENT/RESPONSE

The use of sustainable materials is highly encouraged.

Thermal mass and insulation performance should be accurately qualified and responsive.

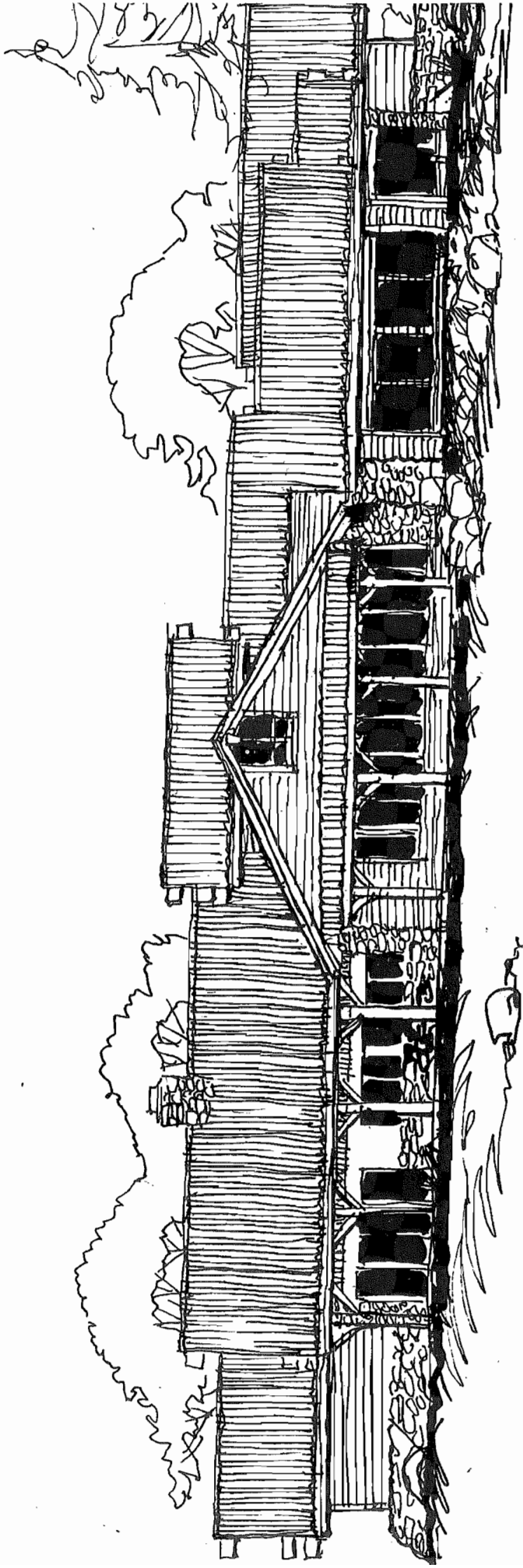
The selection and location of exterior plant material should consider soil and hydrological compatibility with respect to the natural habitat and maximize shading potential.

The selection of landscape material should avoid non-indigenous material that would cause unnatural influences or impact on the natural flora and fauna that exists.

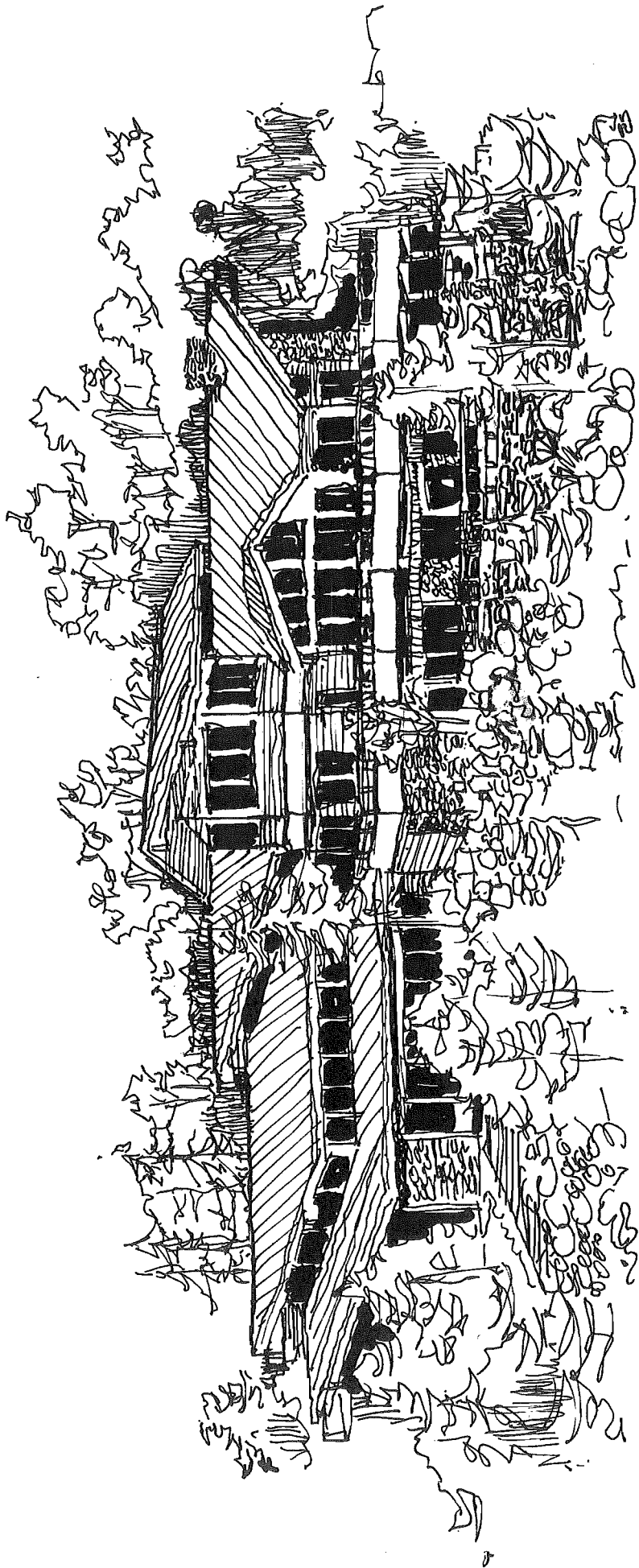
CULTURAL RELEVANCE

Non-traditional, or exotic influenced architectural character is inappropriate and highly discouraged. Examples would include, Colonial, Victorian, Tudor, Santa Fe, Swiss Chalet, Gothic, French, Chinese, Moroccan, African, or Arabic.

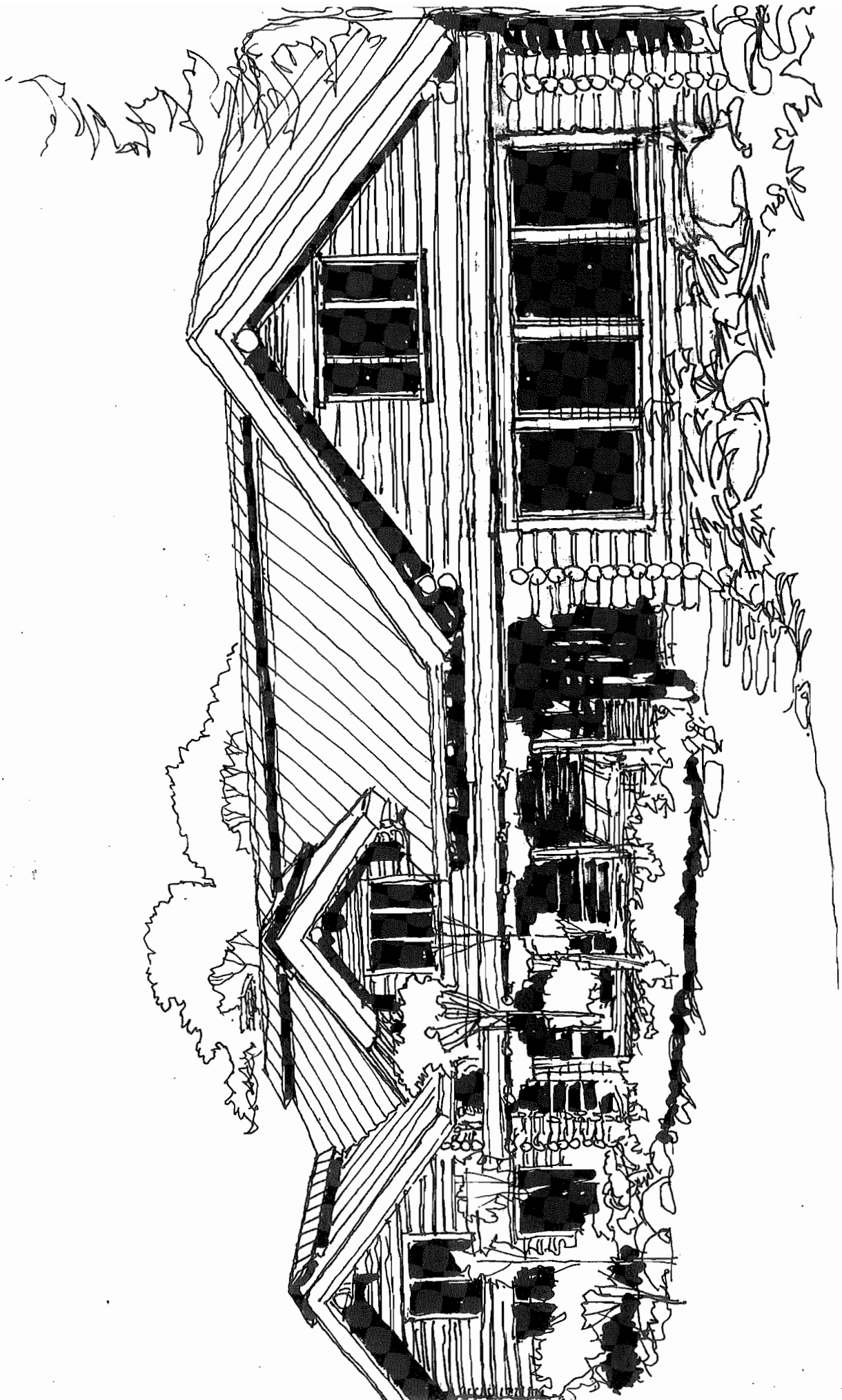
The resulting architectural expression should be profound in its approach and unique in its signature. Its design integrity and expression of quality is highly influential on the



RANCH
RESIDENCE



MOUNTAIN
RESIDENCE



LOG
RESIDENCE

overall fabric of the development and integrity of the whole. Deep meaningful porches, overhangs, trellises, and the softness of shade and shadow as a result of articulating massing and details are all desirable features.

ARCHITECTURAL STYLES

- Ranch House
- Log Cabin
- Mountain
- Prairie Style

5.1 CULVERTS, GRADING AND SITE PLAN

It is required that Owners hire a licensed engineer to prepare a Grading/Site Plan which addresses all grading; hydrological and drainage issues.

The plan shall establish the existing natural grade in sufficient detail as may be required by the Reviewer to fully evaluate the potential impact of the proposed work on existing trees, and the extent of any proposed cuts and fills, retaining walls, or extended foundations. The Grading Site Plan shall include all of the information listed in Section 9.

All site drainage and grading must be done with the goal of minimum disruption to the Lot and adjoining Lots. Surface drainage shall not drain to adjoining Lots except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off site soil erosion. Excessive cut and fill is discouraged.

Prior to completion of construction, all disturbed areas must be re-contoured and re-vegetated with approved plant materials in accordance with a Landscape Plan approved by the Reviewer. See Section 7 for Landscape Guidelines.

Structures, roads, driveways and all other improvements should be designed with the objective of following the existing contours of the site as nearly as possible, with minimal Excavation and Fill.

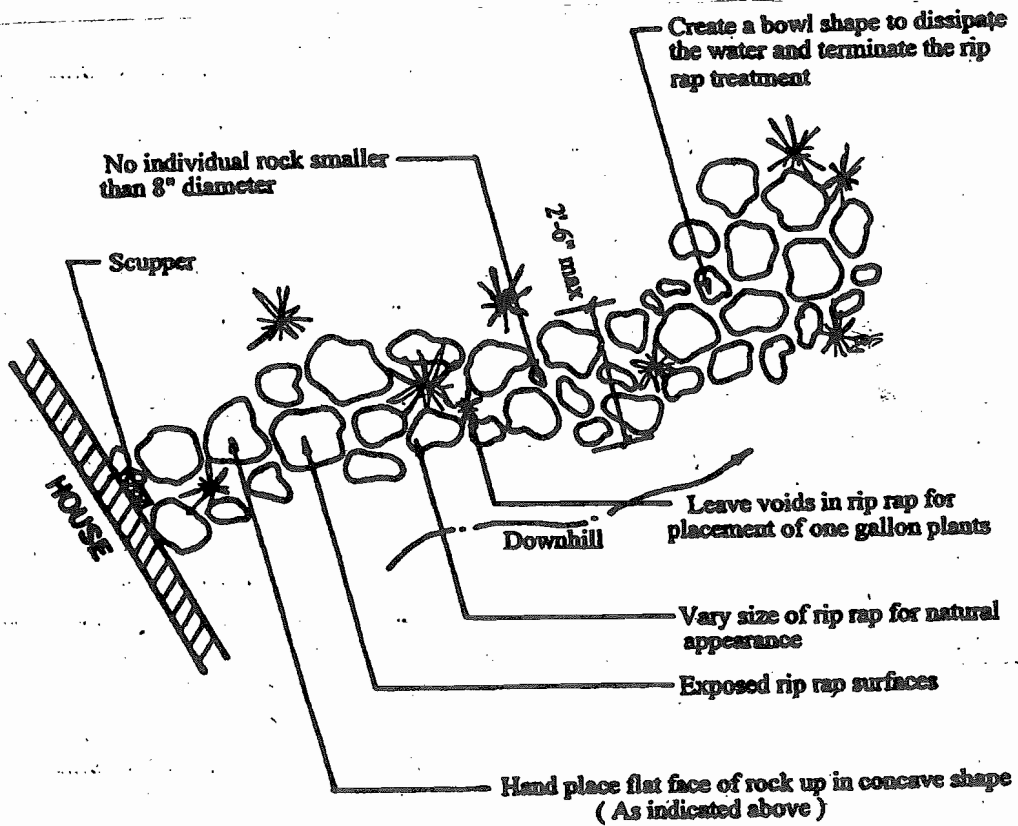
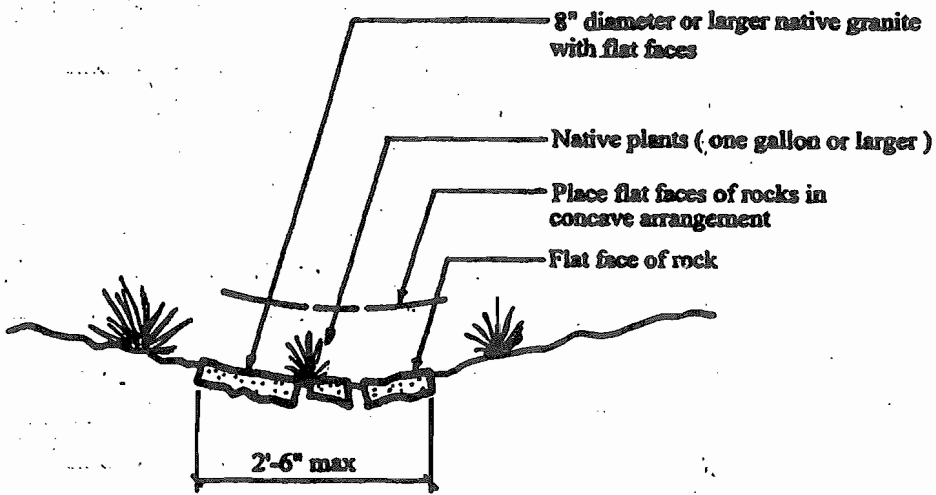
Drainage culverts are required on all Lots where the driveway intersects the streets, and shall be properly sized. All culverts, drainage pipes and structures shall be concealed and have stone or native boulder headwall coverings to promote a natural setting.

The Grading/Site Plan shall ensure that when a driveway intersects a street, the existing road drainage system is maintained. Damage caused by altering the natural flow of water across one Lot and onto other Lot or Common Areas is the responsibility of the Owner of the Lot that caused the unnatural drainage flow.

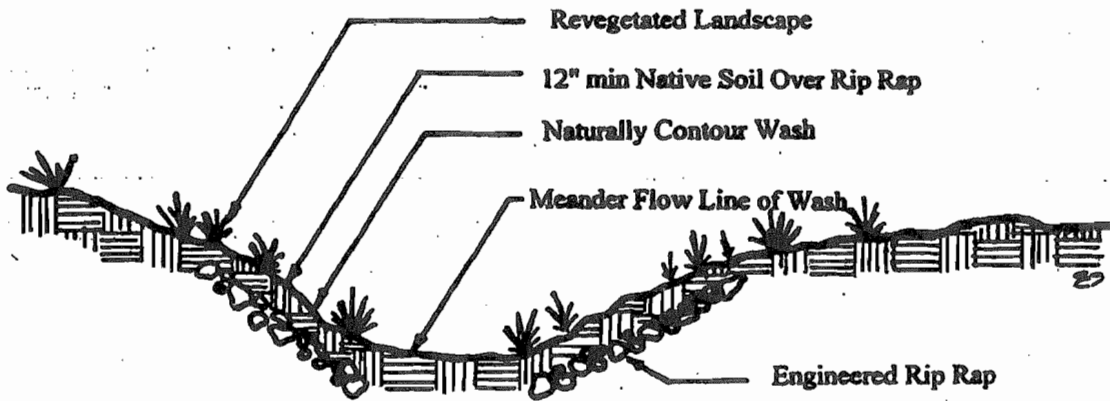
Natural drainage ways occur frequently throughout *Sierra Springs Ranch* and shall not be obstructed. Improvements should be sited to avoid these washes, although they can be sited at the edge of a wash. Livable areas, decks, and other improvements designed and constructed to bridge washes without obstructing 100-year storm flows are encouraged.

5.2 DRIVEWAY ENTRANCE

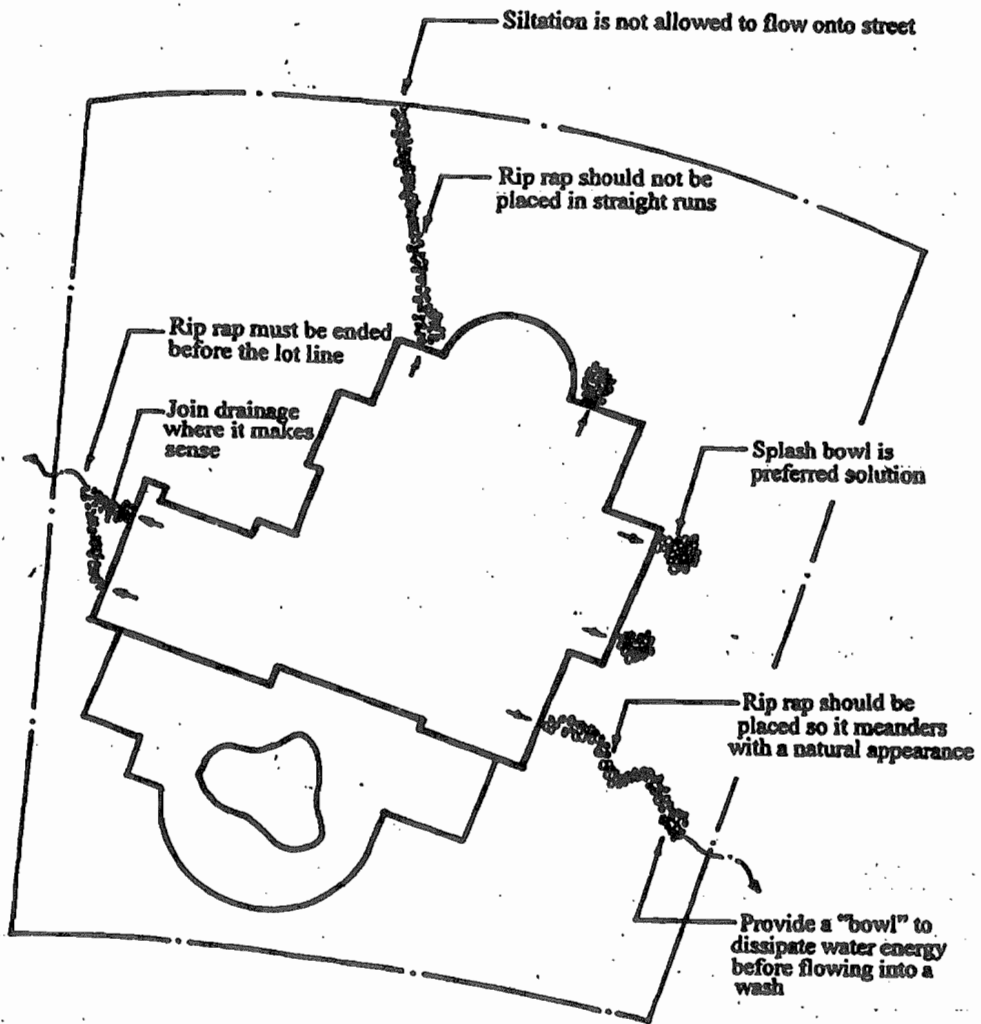
Driveways shall not exceed 16 feet in width at the property line, and a maximum of 14 feet wide on the Lot as shown on the Access Envelope, except as approved for parking and turn-around areas. Only one driveway entrance will be permitted for each Lot.



Suggested Minor Erosion Control



Suggested Erosion Control for Significant Drainage Ways



Minor Erosion Control

Driveways shall be constructed of an approved hard surface material. Embossed concrete, exposed aggregate, colored concrete, flagstone, and appropriately colored interlocking concrete pavers are all accepted driveway materials. Feature strips of separate materials and special aggregates in exposed aggregate concrete will be reviewed on a case-by-case basis. Driveways of loose cinders, granite, or other similar loose materials are not permitted. Asphalt and uncolored (natural) concrete driveways are not permitted.

Drainage structures beneath driveways must be concealed by using approved plant material, rock, or stone. Freestanding walls, posts, signs, planters, gates, beams, arches, or other similar features are not permitted.

5.3 FENCING

The use of fencing is discouraged. Fences will only be allowed for the containment of animals or small children, and as may be required around swimming pools, and must be located within the Building Envelope.

Fences shall not be constructed on property lines (excluding Declarant's perimeter fencing), nor shall they be used to delineate Building Envelope lines. All fence locations, materials, and heights shall be approved by the Reviewer. Fences shall not exceed five feet in height, measured from existing natural grade. Fencing must be of wood or stone.

Site walls and fences must appear as a visual extension of the residence, using similar materials and finishes. In no case will walls or fences be permitted to arbitrarily delineate the Building Envelope, although it is understood that such walls or fences may define pet runs or small yards, courtyards or terraces in close proximity to the residence for the purpose of privacy. Owners are strongly encouraged to use landscaping and berms to create privacy areas, rather than erecting a fence.

Galvanized chain link, barbwire, wrought iron, plywood, chain and bollard, picket, concrete block, brick, adobe, concrete or wood railway ties, or similar conventional fencing materials are not permitted.

5.4 SPORT/RECREATIONAL SURFACES

Due to the size of the Building Envelopes, it is anticipated that the majority of the Lots will not accommodate a sports/recreational court. However, requests to construct such a surface will be handled by the Reviewer on a case-by-case basis.

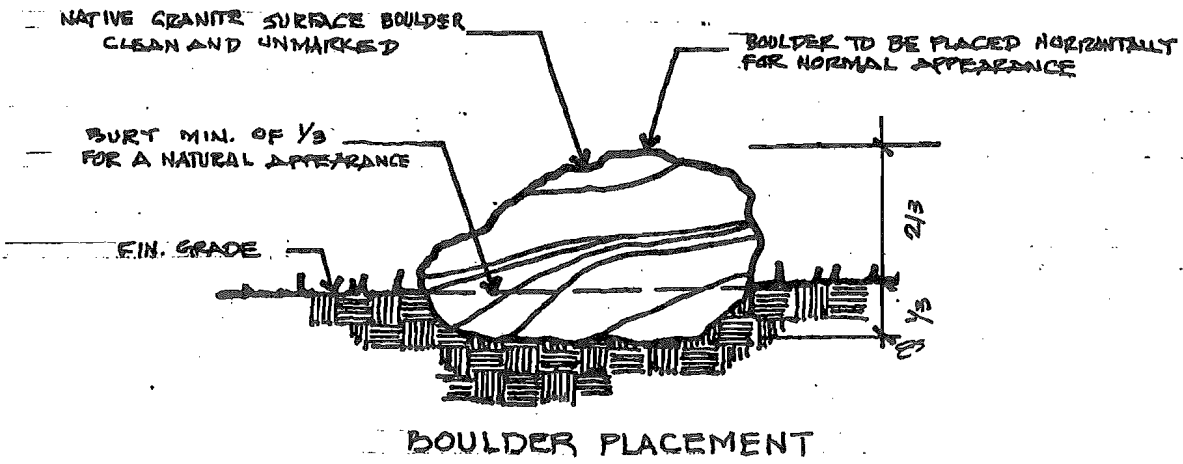
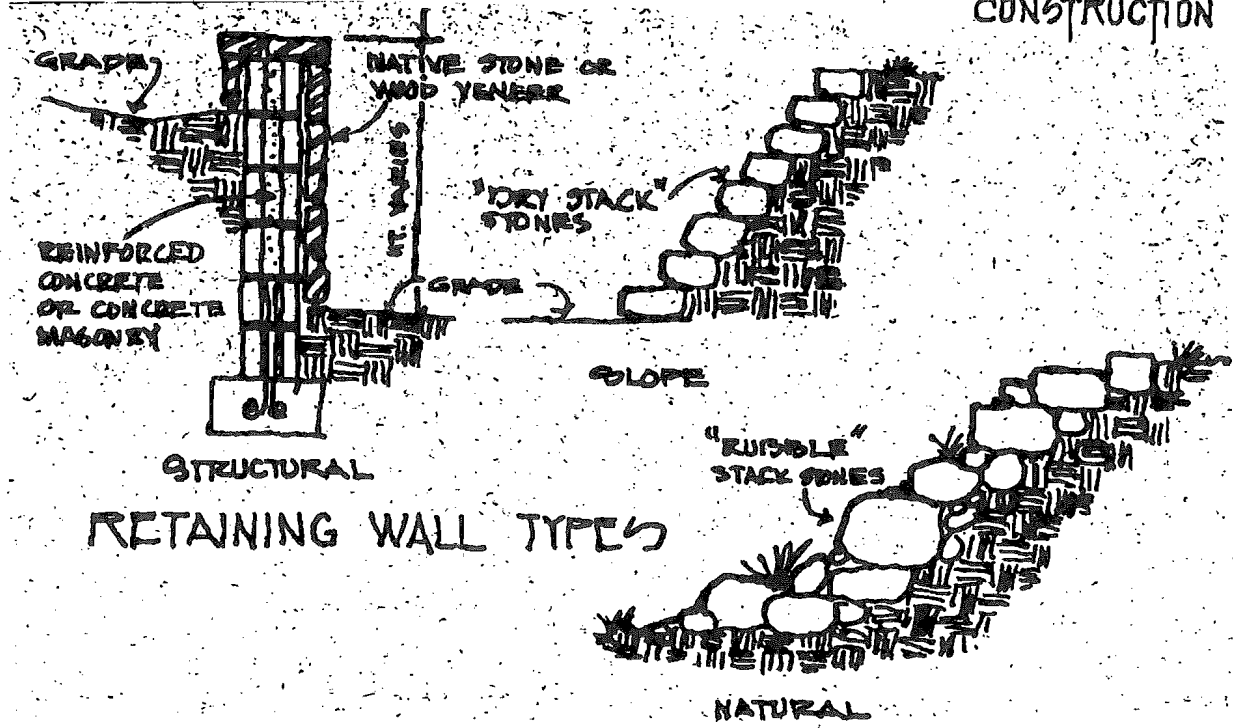
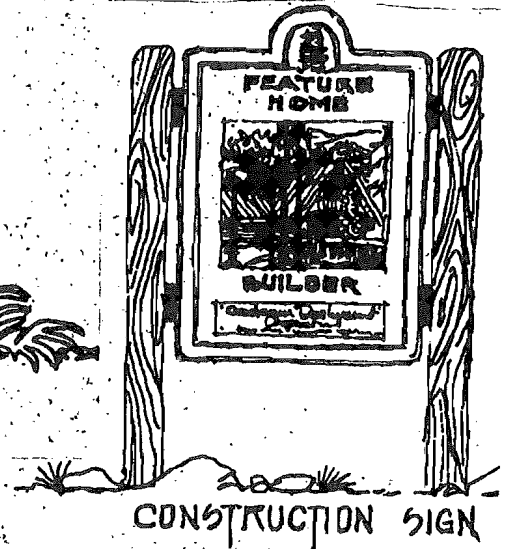
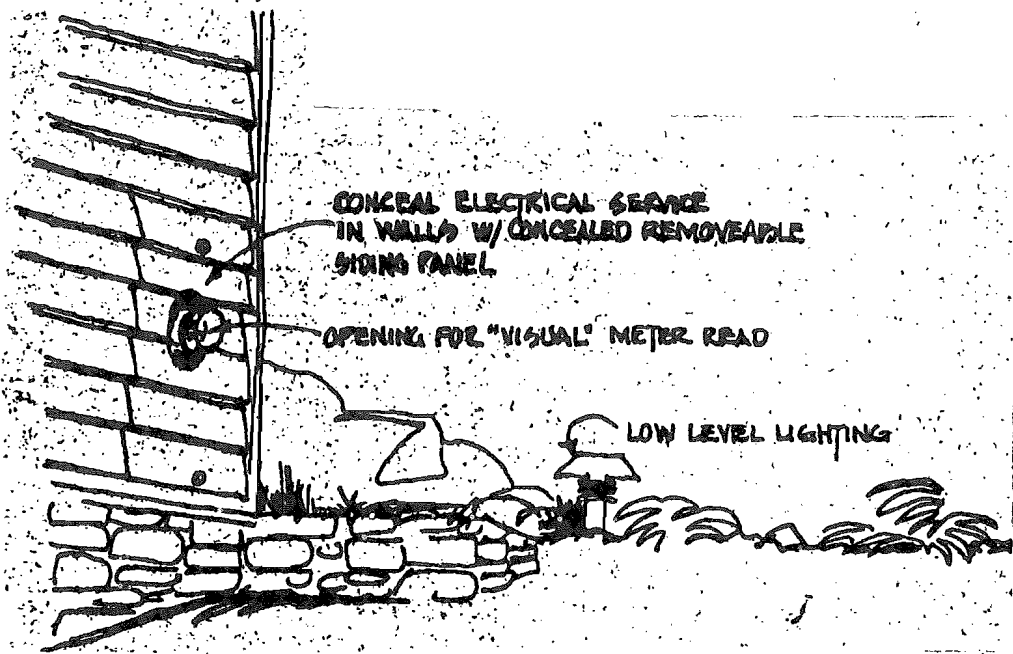
5.5 FOUNDATION/RETAINING WALLS

All retaining walls are subject to approval by the Reviewer. All foundation walls or retaining walls above grade shall have a surface treatment on all exposed surfaces and edges, of stone veneer. Site or landscaping retaining walls shall not exceed 4 feet in height. Retaining walls as an extension of the Residence shall not exceed 10 feet in height.

Retaining walls may be constructed of boulders, stone clad walls, or dry-stacked rock to create a natural appearance and level change. Retaining walls, which are not visible from neighboring Lots, streets, a Private Amenity, or Common Areas, may be constructed of other materials with prior written approval of the Reviewer. It is strongly recommended that the Owner and/or Builder retain the services of a licensed engineer to design all retaining walls.

Building walls must maintain their structural and visual integrity as part of the overall composition.

Site walls shall be finished in the same materials as the principal structures.



Finished dimension of all walls shall not be less an 8" and have finished tops.

5.6 COMBINING LOTS

An Owner of two contiguous Lots may combine the two Lots into a single Lot only for the sole purpose of constructing a single Dwelling and only after obtaining prior written approval of the Reviewer and Navajo County. While combining two or more Building Envelopes may be beneficial in providing more natural space between Lots and may improve some view corridors, the Reviewer will consider the impact on other view corridors and privacy of other nearby Lots or Common Areas.

The Owner is required to submit a proposed revised Building Envelope for the combined Lot as early in the design process as is reasonably possible prior to the Preliminary Submittal. All actions and expenses associated with pursuing any required Governing Authority's approval shall be the responsibility of the Owner.

When an Owner combines two lots, the Reviewer will designate a new building envelope with supporting design criteria based on the new lot lines.

6.0 ARCHITECTURAL DESIGN

In all cases, the site and design of the Residence shall conform to the existing topography and natural vegetation of the Lot. Residences located on sloping sites must be designed with split or multi floor levels to minimize fill and closely conform to the existing natural slope.

To avoid steeply sloped driveways, garages may need to be located below the main living level. A more horizontal design approach, using gentle terracing of the Residence, will be more appropriate on Lots with minor slopes.

No building that is constructed off-site and requires transportation to any lot, whole or in partial assembly, will be permitted; this includes mobile homes, modular buildings, or any other structure requiring transportation and set-up in a partially completed state. However, structures that are assembled off-site and completely disassembled for transportation, including log structures, may be permitted. The aesthetic merits of any such structures are subject to review and approval by the Architectural Review Committee.

6.1 BUILDING HEIGHTS

Except for Residences located on Lots identified below, the maximum overall height from the lowest natural or finished grade (whichever is lowest) to the top of any Residence shall not exceed 40' - 0".

For Residences located on Lots 11, 12, 13, 14, 15, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 44, 45, 46, 47, 48, 49, and 50 the maximum overall height from the lowest natural or finished grade (whichever is lowest) to the top of any Residence shall not exceed 20' - 0" except that 25% of the gross square footage may be 24'. For Residences located on Lots 42, 43 and 51 (existing homes) the overall height shall not exceed the existing height or 20' - 0" except that 25% of the gross square footage may be 24', whichever is higher.

Chimneys may extend two feet above the finished ridgeline.

Notwithstanding the maximum building heights set forth above, the Reviewer may disapprove a proposed Residence or other Improvement if in the Reviewer's sole opinion, the Residence or Improvement appears excessively prominent because of its height when viewed from any street, a Private Amenity, Common Area, or another Lot.

6.2 MINIMUM RESIDENCE SIZE

The minimum square footage of heated or air-conditioned living space of any Residence permitted on a Lot shall be at least 2,400 square feet exclusive of garages, detached guest houses, basements, patios, porches, decks, breezeways, and other unheated areas.

6.2.1 MAXIMUM RESIDENCE SIZE

The maximum heated or air-conditioned living space of any residence located on lots 11, 12, and lots 33 through 51 shall not exceed 5,000 square feet and shall not have more than a 7,500 gross square foot footprint on the ground. Gross square footage shall include all built spaces including livable space, garages, guest houses, attached and detached structures, covered walkways, porches and decks.

6.3 BUILDING MASSING

Designs should provide for changing wall planes and roof forms to give the Residence diversity and visual interest and to assist in conforming to existing natural slopes. Every attempt should be made to minimize the actual and visual height of the Residence.

6.4 PRESERVATION OF SIGNIFICANT VIEWS

Two kinds of views are important at *Sierra Springs Ranch*:

- Views from any proposed Residence, and
- Views of any proposed Residence and any significant natural features beyond.

Both kinds of views should be taken into consideration when designing and locating a proposed Residence on a Lot. The objective is to create as many opportunities for views as possible, within the constraints posed by each Lot and the objectives of the Design Guidelines.

6.5 EXTERIOR LIGHTING

Design Objectives

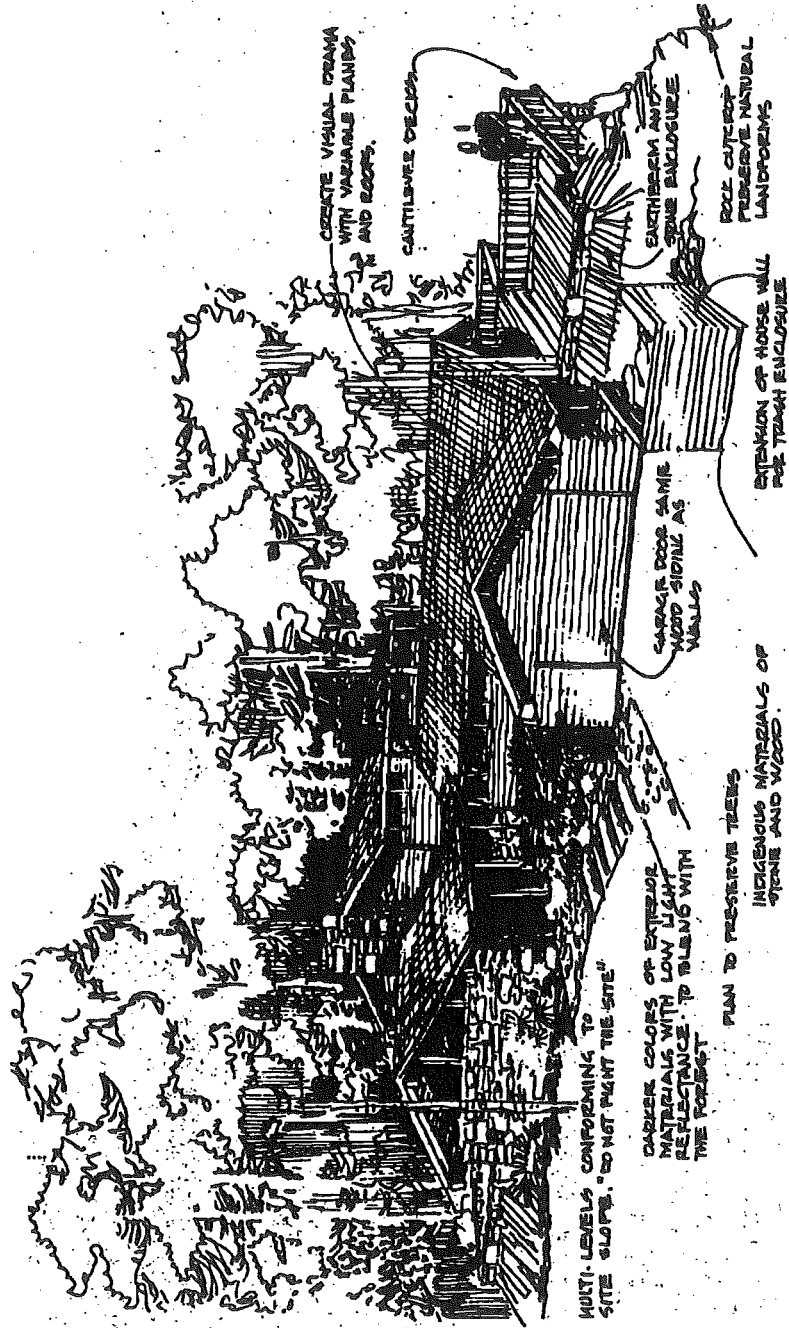
To preserve the nighttime sky by minimizing the amount of exterior lighting and to utilize low intensity, indirect light sources to the extent required for safety and subtle drama.

Design Guidelines

Exterior building lighting, either attached to or as a part of the building, should be the minimum needed to provide for general illumination and security of entries, patios and outdoor spaces. With the exception of driveway lights (pathway style), all lighting must occur within the building envelope. Subtle lighting of the driveway or address numbers is allowed.

All exterior lighting shall be conservative in design, with a low intensity (maximum 25 watts), concealed bulb that is shielded to direct the light upward or downward to minimize glare when viewed from neighboring Lots, Common Areas, or Private Amenities. If directed upward, the light shall be blocked by a soffit or roof overhang, and not be exposed to the night sky. The interior "can" of recessed fixtures must be painted black, and the bottom of the bulb must be at least 3-inches from the surface.

Harsh interior lighting such as created by lighted skylights or garage florescent lights when the garage has windows, is prohibited due to its effect on the dark sky.



MULTI-LEVELS CONFORMING TO SITE SLOPE. DO NOT FLAT THE SITE.

DARKER COLORS OF EXTERIOR MATERIALS WITH LOW LIGHT REFLECTANCE. TO BLEND WITH THE FOREST.

PLAN TO PRESERVE TREES
INDIGENOUS MATERIALS OF
STONE AND WOOD.

CREATE VISUAL DRAINAGE WITH VARIABLE PLANTS AND ROOFS.

CANTILEVER DECKS

SARAPIC DOOR SAME WOOD SIGNILL AS WALLS

EXTENSION OF HOUSE WALL FOR TERRACE ENCLOSURE

EXTERIOR AND SOME ENCLOSURE

DO NOT CUT OFF PRESERVE NATURAL LANDFORMS

DESIGN
CRITERIA

Carriage lights with clear glass panels are prohibited unless installed with a light shield or semi-opaque panels as approved by the Reviewer on a case-by-case basis.

Specification sheets showing the type, size and other characteristics of all exterior lighting fixtures must be included as part of the Preliminary Submittal documents.

Lampposts of any type, and/or floodlights are not permitted. "Mushroom"-type landscape lights that do not have a visible light source and direct the light downward are permitted.

A limited number of lighting fixtures may be used to up-light trees and/or architectural features as approved by the Reviewer on a case-by-case basis. See Section 6.14 for lighting an address bollard.

Exterior lighting shall be compatible with the overall character of the residence.

Temporary, exterior Holiday lighting is permitted. Such lighting must be removed within a reasonable period of time after the Holiday.

6.6 ROOFS

Roof pitches and overhangs will vary as dictated by architectural design. Roof slopes shall be no less than a 4:12 pitch with a maximum pitch of 12:12. Roofs over porches and decks with a pitch of less than 2:12 pitch and flat roofs over small areas may be permitted if approved by the Reviewer on a case-by-case basis.

The predominate roof form shall be either shed, gable, and/or hip and shall be generally consistent throughout the Residence. Proposed Residences with a single, unbroken ridgeline will not be approved. Ridgelines must not exceed 50 feet in length before a change occurs in direction or elevation. Roofs shall not descend closer than 7 feet from grade.

Overhangs are recommended to be 2 foot 6 inch minimum. Projecting eaves are to be not less than 6" in thickness.

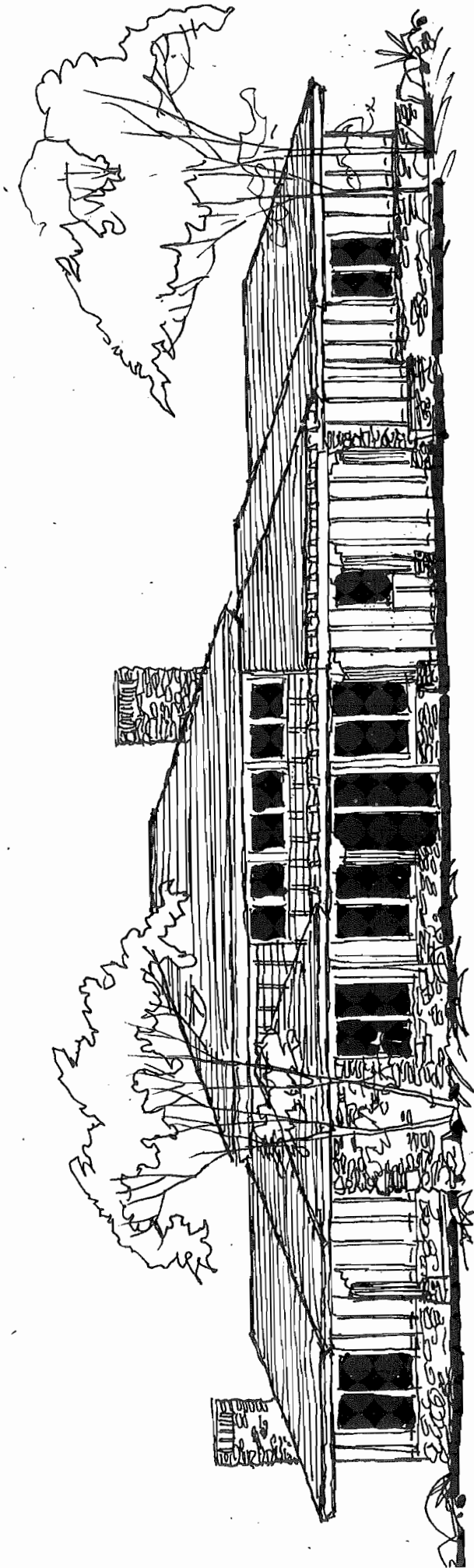
Gutters and down spouts may be copper, or painted aluminum.

Mansard, dome, and other unconventional roof forms are not permitted.

Roof surfacing materials are an important visual element of the overall design. The following roof surfacing materials are permitted: brushed flat concrete tile of an approved color, concrete tiles that simulate wood shakes, slate, weathered copper, or heavyweight three-dimensional thick-butt asphalt shingles with a minimum weight of 325 pounds per square. Metal roofs are permitted, provided they have a non-reflective finish, and of a color that is approved by the Reviewer. Wood shingles or wood shakes are not permitted.

It is important that all roof materials be of a color that blends naturally with its setting. All roofing materials and colors are subject to approval by the Reviewer.

All exposed sheet metal, i.e., flashing, vent hoods, are to be painted to match adjacent surfaces. Arrestors are to be hidden.



PRairie
RESIDENCE

6.7 MATERIALS - EXTERIOR SURFACES

Exterior surface materials shall harmonize with the natural landscape. Only timber, logs, horizontal or vertical wood siding (preferably individual boards), native and select cultured rock (appropriately colored), and stone shall be used. Wood siding in a "chevron", angled, or herringbone pattern is discouraged. Any artificial rockwork shall come as close as possible to emulate natural rock. All rock and stone patterns are subject to approval by the Reviewer. Properly colored and textured stucco may be permitted as an exterior accent and shall not exceed 15 percent of the total exterior wall surface.

The following exterior facing materials are specifically prohibited: brick, slump block, split faced block, standard concrete block, metal siding, vinyl, plastics, masonite, reflective surfaces, and other materials whose appearance, in the sole judgment of the Reviewer, does not conform with the design philosophy of *Sierra Springs Ranch*.

Glass, when used, may not be mirrored. Glass block is permitted but is limited to a maximum of 8 square feet in any one application, not to exceed 24 square feet total on any Residence.

Unless otherwise approved by the Reviewer, the following shall be prohibited: ornamental columns, grills, lattice, metal deck railings, extensive "shingled" wall surfaces, and "gingerbread" decoration. Shutters and window boxes are subject to Reviewer's approval.

The exterior of all garage doors shall be wood, or clad with wood to closely match the material and color of adjacent areas. The intent is to have garage doors blend with the surrounding surface materials, with no windows or decoration pattern.

The design of all Residences must incorporate the use of at least two different complementing materials on the exterior wall surfaces. The secondary material must cover at least 20% of the exterior building surface and be distributed and visible on all facades. These complementing materials must be carefully articulated into an integrated whole and should not result in a home that appears like two different structures forced together. The Design Review Committee has the right to waive this requirement if it deems a design appropriate.

6.7.1 WINDOWS & DOORS

Windows and Doors should be double or triple glazed. Monolithic glass if less than 3/8" thick is prohibited as well as any reflective surfaces.

Arched windows should be all of the same type.

6.7.2 BUILDING ELEMENTS

No horizontal plane or roofline shall exceed 50'0" in length.

Visual interest in building massing is encouraged.

Columns shall not be less than 10" square or round.

Archways and piers must be a minimum of 12" thick.

Column bases should be integral to exterior character and used to prevent wood columns from coming

into contact with the earth.

Bay windows are to be habitable space and continued down to ground.

6.7.3 MISCELLANEOUS

All mechanical equipment shall be ground mounted and screened from view.

All refuse enclosures shall be screened from view.

Propane tanks shall be buried.

6.8 EXTERIOR WALL COLORS

Exterior wall colors shall harmonize with the site and surrounding landscape at all times, with the maximum low light-reflective value as determined by the Reviewer. The Residence color shall be warm, earthy hues - the colors of the forest and meadow - whether in the natural patina or weathered color of the wall surface itself, or in the color of the paint, stain, or other coating. In general, darker colors shall prevail. Sun-control window coverings and exterior trim accents around windows, doors, and other such areas on the Residence are subject to approval.

Interior window treatments, decorative or for the purpose of privacy or sun shielding, shall take into consideration the exterior view of the structure.

Contrasting color, when viewed from outside the structure, should be avoided. Reflective materials will not be allowed.

"Chinking" between timber members or logs, on the exterior a home cannot be white or off-white, and must be compatible with the overall color scheme of the logs or timbers.

6.9 BUILDING PROJECTIONS

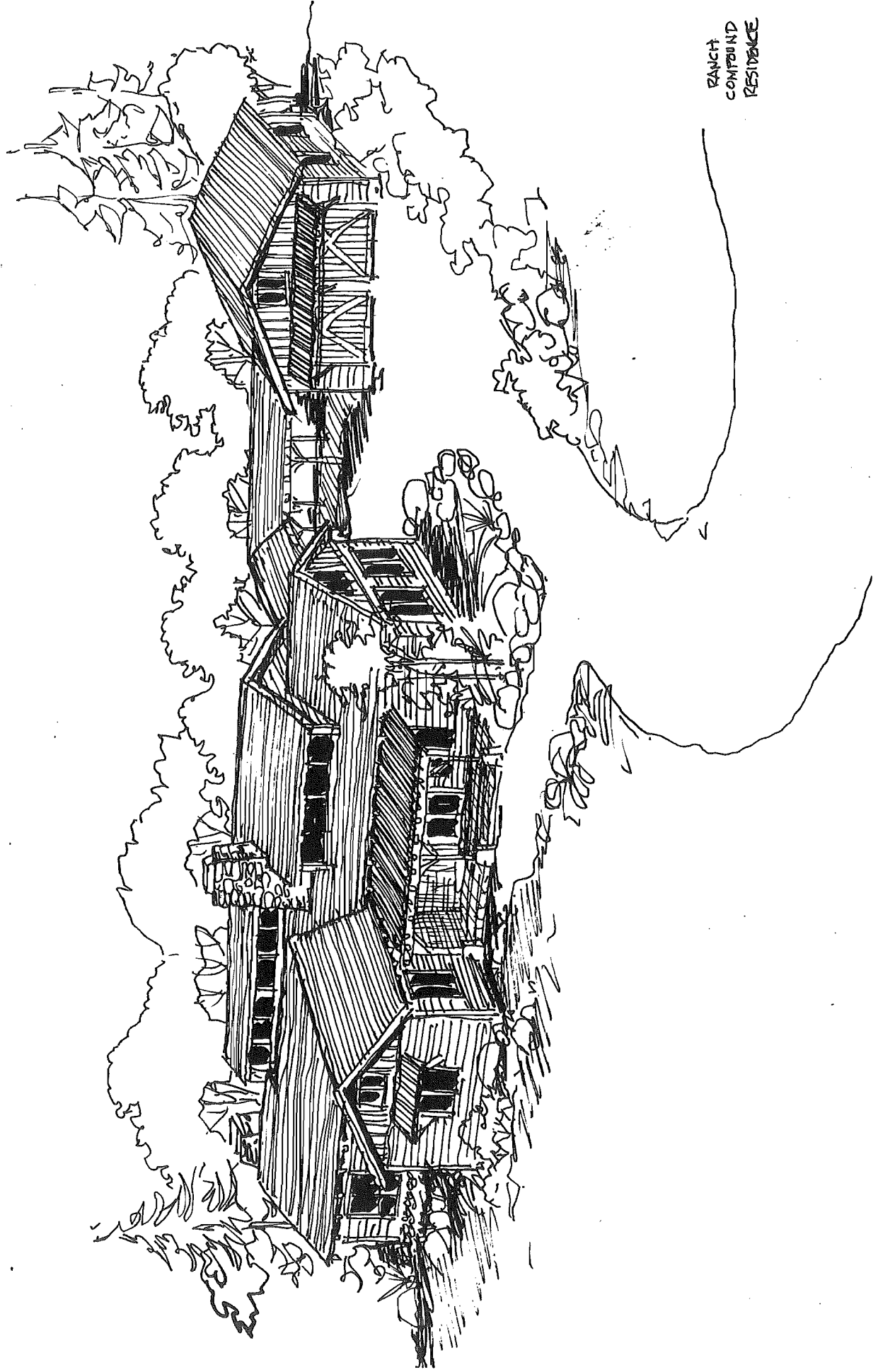
Reviewer approval is required for all roof projections such as, but not limited to solar applications, dormers, clearstories, skylights, chimney caps, vents, flashing, gutters, and down spouts. All roofing appurtenances must match roofing colors or be of a color that compliments the Residence and must be as inconspicuous as possible.

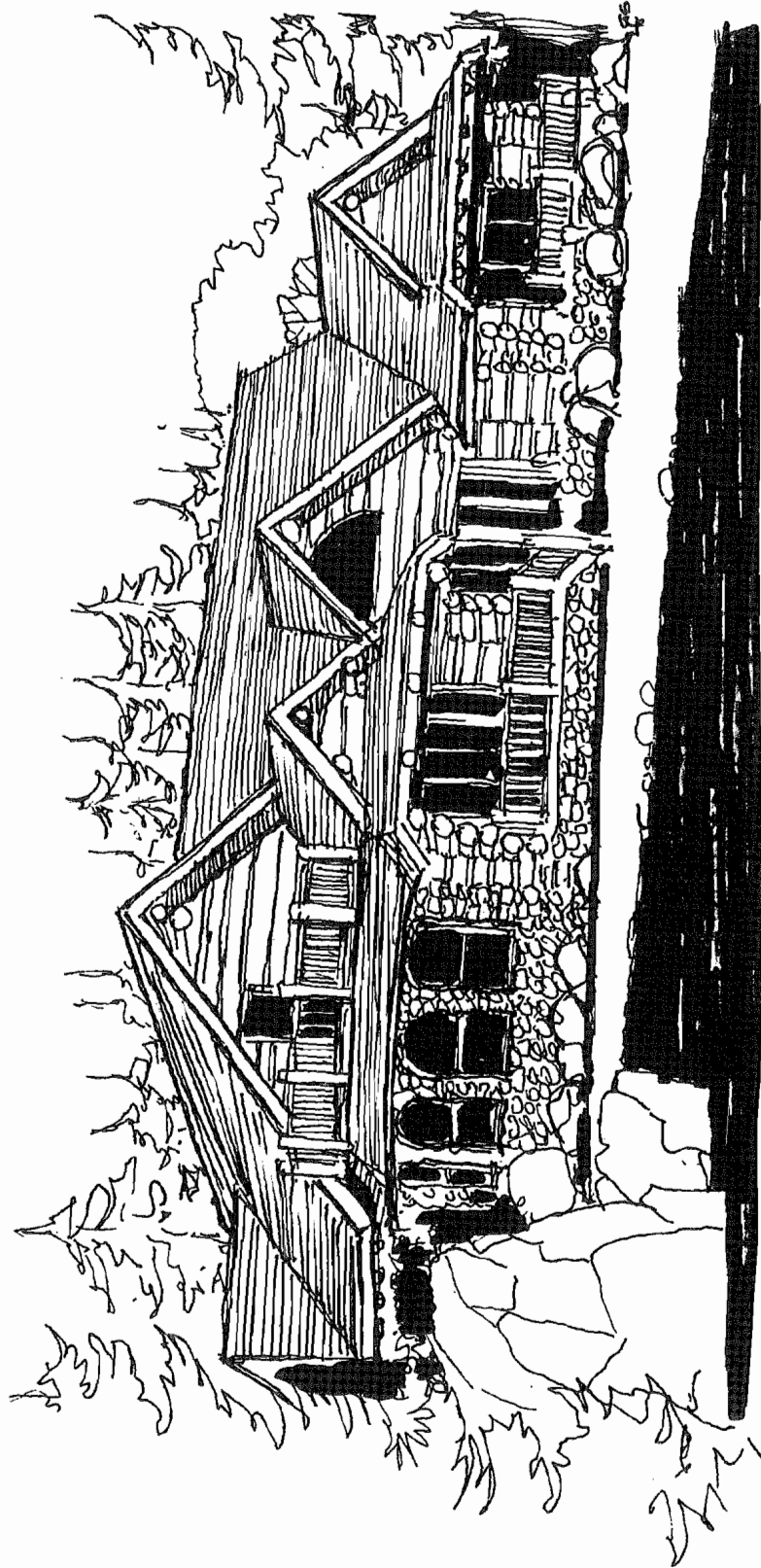
Wood, stone, or rock finished chimneys shall be used. Exposed metal chimneys are not permitted. Spark arrestors must be architecturally shielded.

Electrical control panels/ meters, landscape irrigation control systems, and security panels must be attractively concealed and/ or painted to match the Residence.

Building projections such as balconies, porches, decks, railings and exterior stairways shall be integrated into the overall design of the Residence and match or compliment the color of the project. All building projections shall be contained within the Building Envelope.

RANCH
COMPOUND
RESIDENCE





LOG
RESIDENCE

6.10 PARKING SPACES/RECREATIONAL VEHICLES

Each Residence shall contain parking space for at least two automobiles in an enclosed side-loaded garage, either attached to or detached from the main structure of the Residence.

To accommodate guest parking, a minimum of two parking spaces must be provided within the Building Envelope and generally hidden from view from the street. All recreational vehicles, trucks, buses, campers, boats, trailers, motorcycles or any other motorized vehicle other than a conventional automobile must be parked or stored in an enclosed garage so as to be completely hidden from view. All garage doors must remain closed when garages are not in use. Where possible, a turn-around area should be provided within the Building Envelope so that vehicles will not be required to back out onto the street. Carports are not permitted.

6.11 ANTENNAE, SATELLITE: DISHES AND FLAGPOLES

No satellite dishes, television or radio aerials or antennas may be installed that are not fully screened from the road, adjacent Lots, Private Amenity or Public Area. No satellite dish larger than 18" in diameter may be installed. Removal of trees to improve reception is prohibited. No "tower" type of antenna of any type or for any purpose are allowed.

No flags, flag poles, or banners are allowed within *Sierra Springs Ranch* unless approved by the Architectural Review Committee.

6.12 SWIMMING POOLS

Pools hot tubs and spas shall be screened from view from any street, Private Amenity, Common Area, or another Lot and shall be fenced according to all applicable governmental regulations. The initial or subsequent installation of either a pool, hot tub or a spa shall require submission of drawings and prior approval by the Reviewer. Pools, hot tubs or spas shall be made an integral part of the patio area and/or landscaping. Additionally the noise created by the operation of any pool, hot tub or spa must be dampened so as to be quiet from any adjoining Lot, Private Amenity or Common Area.

6.13 BASKETBALL BACKBOARDS, CHILDREN'S TOYS AND PLAY EQUIPMENT, AND OTHER RECREATIONAL EQUIPMENT

Permanent installation of basketball backboards, children's play equipment, and all other recreational equipment outside of a Residence is prohibited. While in active use, children's toys and portable recreational equipment shall be located within the Building Envelope and shall not obstruct a neighboring Owner's views from a Private Amenity or the Common Area. When not in active use, all such toys and portable recreational equipment must be stored within the Residence.

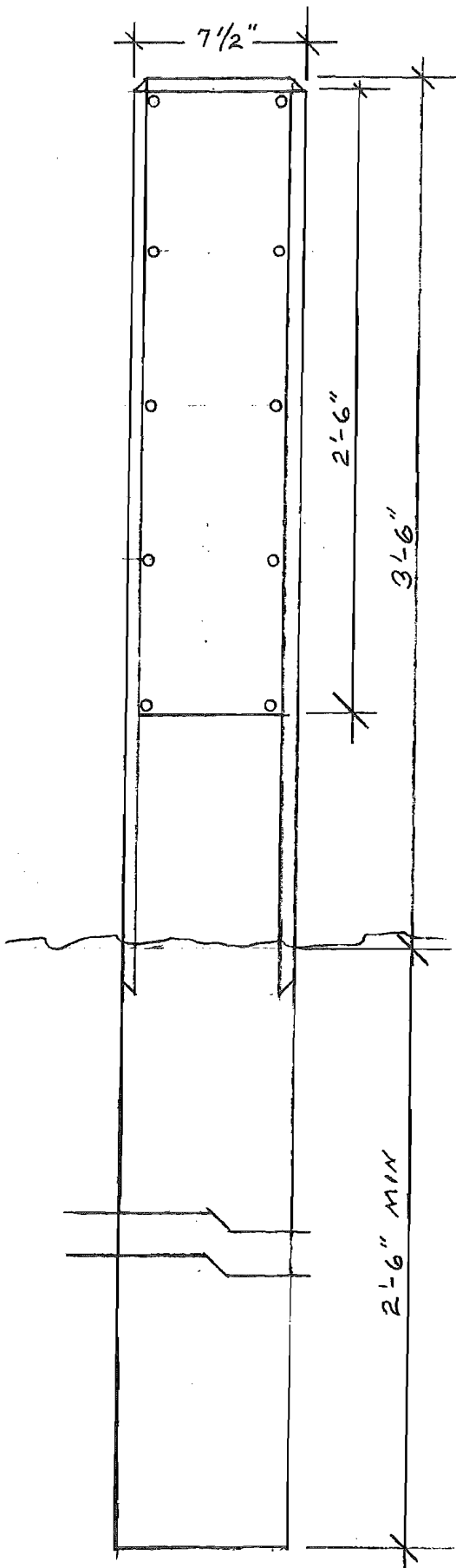
Tree houses are prohibited.

6.14 ADDRESS BOLLARDS

Each Lot shall have installed prior to completion of the Residence, an approved address bollard with the Lot's number affixed to it. The Reviewer has designed the approved address bollard.

Address numbers cannot be attached to the Residence, or displayed anywhere on the Lot except on the approved address bollard.

The address bollard must be installed prior to receiving Final Review. The address bollard may be lighted with a small spotlight, provided that the light source is not visible and the fixture has a 90-degree



NOTE:

This standard Address Bollard to be constructed and installed by Owner/Builder in strict compliance with these specifications.

Order Address Plate from sign co. (contact HOA office).
Attach w/countersunk screws in matching color w/plate.

8 x 8 Clear-all-heart cedar post, with 1/2" chamber at all corners.
Stain with semi-transparent Pittsburg stain color St-16 "Cedar"
all surfaces . Min. length of post - 6'.

Finish Grade

Waterproof in-ground portion of post and set into ground with a soil-cement mix. Install plumb within 2' of front property line and within 6' of either side of residence driveway. Install in visible area in proximity with natural landscape boulders and plantings.

This bollard must be installed prior to final site review and as a condition of a final approval.

STANDARD ADDRESS BOLLARD

cut-off.

6.15 SIGNS

No signs, including construction, "For Sale", "For Rent", or other similar signs or displays by sub-contractors and financing institutions, Owners, etc, shall be placed anywhere on any Lot.

The only exceptions are the address bollards described in Section 6.14, the temporary construction signs described in Section 8.14, and signs used by the Declarant during the construction and marketing of **Sierra Springs Ranch** Lots and Homes

6.16 SERVICE YARD

All above ground garbage and trash containers, firewood storage, clotheslines, mechanical equipment, and other outdoor maintenance and service facilities shall be screened from streets, a Private Amenity, Common Areas, and other Lots.

All electrical transformers, cable TV junction boxes, telephone equipment, water connection boxes, and other related fixtures shall be screened from view and/or attractively landscaped with low stone walls, boulders, or native plantings.

At no time shall firewood storage be covered with any material such as plastic or canvas tarps.

All propane tanks must be buried within the Building Envelope. No above ground tanks are permitted.

No roof mounted or wall mounted mechanical equipment will be permitted.

6.17 GUESTHOUSES, GAZEBOS, AND GARAGES

Any attached or detached guesthouse, gazebo, or garage must be reviewed and approved by the Reviewer prior to construction, and shall be of the same architectural style, color, and material as the Residence or of a style, color and material that is generally recognized as complimentary to that of the Residence, and shall be visually related to the Residence by walls, courtyards, or landscape elements. Any guesthouse, gazebo or garage must be built entirely within the Building Envelope and comply with all local zoning regulations.

Garages: In order to minimize the impact on the community, garages should not dominate the architectural façade, have no more than two garage openings in a single face and garage doors may not face any street or common area that is within 100 feet. No garage door shall exceed 10 feet in width and/or 10 feet in height. Exceptions to this requirement would be if a side entry garage would require grading that would have a greater impact than a front facing garage or if height restrictions limit the building orientation.

6.18 DECKS, BALCONIES, PORCHES, PATIOS, AND COURTYARDS

Decks, balconies, porches, patios, and courtyards shall be designed as an integral part of the Residence to provide maximum enjoyment of exterior spaces and views from and to the Lot. Decks must be located so as not to obstruct or diminish the view from adjacent Lots. Deck construction shall not occur over easements and must comply with all local zoning requirements.

Deck surfaces, top and bottom railings, and vertical posts, must be constructed of wood and painted or stained to harmonize with the color of the Residence. Recycled plastic lumber for deck surfaces and/or railings are subject to approval by the Reviewer on a case-by-case basis. Other railing types, such as

those with wood-framed shatterproof glass panels, or metal vertical posts and crosspieces will be considered by the Reviewer on a case-by-case basis. Iron posts and railings are not permitted.

Decks, balconies, and porches shall be supported by rock, stone, or wood columns, with native materials (boulders, vegetation, etc.) as ground cover underneath. All deck columns, whether supporting or decorative, must be at least 12 inches by 12-inches in cross-section and constructed of materials approved by the Reviewer.

Lattice work or other architectural screens are not permitted under elevated decks, balconies, or porches.

Proposed deck, railing, and column materials and colors must be included as part of the Final Design Review Submittal.

6.19 SOLAR APPLICATIONS

All solar applications are subject to approval by the Reviewer on a case-by-case basis. Solar panels must have the appearance of a skylight that is installed flat to the roof surface and finished with trim that blends with the color of the roof. Such solar panels shall not involve the removal of any existing trees or cause excessive glare or reflection.

6.20 FIREPLACES

All fireplaces and wood burning devices must be approved by the Environmental Protection Agency (EPA) in accordance with Navajo County's standards for particulate emissions. All chimneys must have architecturally screened spark arrestors as approved by the Reviewer.

All chimneys must be designed as an integral part of architectural character.

6.21 ORNAMENTAL OBJECTS

Exterior ornamental objects such as, but not limited to, metal, ceramic, or wood sculptures, statues and plastic animals will not be permitted outside of the Building Envelope.

Such objects are permitted inside the Building Envelope only when they are less than 60 inches tall and located where they may not be viewed from any street, a Private Amenity, Common Area, and other Lots.

Exterior ornamental objects, while not encouraged, shall be allowed. They must blend and harmonize with our unique woodland forest landscape; they must not dominate the woodland environs. The color of such objects must be warm, neutral, earthy hues. They must harmonize with the site and surrounding landscape at all times. In general, darker colors shall prevail, with no bright or primary colors allowed. Materials shall be natural appearing: stone, metal, wood, or ceramic, with no reflective materials allowed.

Approval must be obtained prior to the installation of any exterior ornamental object. Plans must be submitted to the Reviewer.

In the event of violation of these guidelines, the Reviewer may take any action set forth in the Declaration, including the levy of a specific assessment and/or fine pursuant to Section 6 of the Declaration. The Reviewer may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedial action of the violation.

6.22 MAIL BOXES

Individual mailboxes on Lots are prohibited. Mailbox clusters are located at the clubhouse.

6.23 STORAGE BUILDINGS

Storage buildings that are detached from the Residence are not permitted. A detached garage, guesthouse, or gazebo is not considered to be a storage building.

6.24 WINDOW AWNINGS, OVERHANGS, AND SHUTTERS

Installation of any window awnings, overhangs, and/or shutters is subject to Reviewer approval on a case-by-case basis. If approved, the color of such awnings, overhangs, and/or shutters must complement or harmonize with the color of the Residence.

6.25 BIRDBATHS, BIRDHOUSES, AND BIRD FEEDERS

Installation of any freestanding birdbath, birdhouse, or bird feeder that is more than 36 inches above the ground is subject to Reviewer approval. All birdbaths, birdhouses, and bird feeders must be installed within the Building envelope.

6.26 DOG RUNS

All dog runs must be located entirely within the Building Envelope as approved by the Reviewer on a case-by-case basis. Dog runs must be screened from view of all adjacent properties with landscaping or natural vegetation. **WIRE MESH MAY NOT BE USED IN ANY CIRCUMSTANCE.** Exterior planting must be coordinated with the overall Landscape Plan, be properly irrigated and maintained, and be dense enough to obscure the exterior of the dog run.

Animal kennels are prohibited. No animal enclosure shall provide shelter for more than three dogs over 6 months of age.

6.27 GREENHOUSES

Construction of any greenhouse is subject to Reviewer approval on a case-by-case basis. If approved, the greenhouse must be attached to the Residence.

6.28 SCREEN DOORS

Installation of a screen door to a Residence or garage does not require Reviewer approval, provided the door material and color complements or harmonizes with the color of the Residence.

6.29 SECURITY TREATMENT

Steel or wrought iron bars or similar security treatments shall not be installed on the exterior or interior of any windows or doors of any Residence. Owners are encouraged to call the **Sierra Springs Ranch** Manager prior to the installation of any interior electronic security system.

6.30 UTILITY EXTENSIONS

Utility services are generally stubbed out to the front property line of each lot. Sewer, electricity, water telephone and cable television locations are usually located on each lot corner, adjacent to an adjoining lot,

in the utility easement. The extension of these services from their stubbed out locations to the residence shall be the responsibility of each owner, and shall be routed to minimize disruption to the natural landscape. Utility trenches may not encroach into any required setback except where they cross the front natural landscape area of the lot between the service tap and the Building Envelope. All disturbed areas of the lot must be restored to its natural condition as nearly as possible.

6.31 FIRE CLEARING/VEGETATION MANAGEMENT

Each residence will be required to clear pines needles, forest floor duff, and deadfall from around all finished walls. Trees above 15 feet in height shall not be disturbed in the clear area and other vegetation elements such as under story shrub material and ground cover may be reduced. It should be noted that retention of existing plant material is important to prevent excessive erosion. The Reviewer may on a case by case basis require an owner to reduce the fire hazard of the Lot as described by the Pinetop Fire Department's Brush Hazard reduction Guidelines.

The removal from a property of dead vegetation, Cats claw, Desert Broom, Sedge and/or other non-native plants is permitted. Ground cover, such as pine needles, provide a defense against erosion and should be maintained to a depth of NO MORE than 2 inches.

7.0 LANDSCAPING GUIDELINES

Landscaping is an essential element of design at *Sierra Springs Ranch*. The goal in the development of *Sierra Springs Ranch* and the development of the individual Lots is to preserve the beauty and character of the property's natural existing vegetation while permitting attractive, landscaped areas. Water conservation must be considered in all designs.

Planting – Design Objectives

- To re-utilize native plant species salvaged from home site building envelopes.
- To utilize appropriate plant species and densities to re-landscape disturbed areas creating a community landscape that dominates the built environment.
- To utilize new plantings that frame views and lessen the impact of built structures, screen use areas and unify the community.
- To preserve and protect natural areas throughout the community.
- To create private area spaces that are aesthetically pleasing environments and intimate in scale for every homeowner.
- To limit the amount of landscaping requiring intensive irrigation.

General Planting Guidelines

In general, planting densities should mimic the densities of the native site. As an example, Lots 33-51 which sit on flat to gentle sloping terrain and are dominated by native grasses should incorporate lower, less dense planting materials that integrate naturally into the site. Hillside and "forest" lots which are densely vegetated with large stands of juniper, pine and oak should utilize this character in the planting scheme.

- Transition areas should incorporate native densities, sizes and plant species that will enable the landscape design to blend into the natural areas.
- The use of larger specimen trees is preferred in areas close to the house to help blend buildings with the site, accentuate entry areas, provide for climate amelioration and help define outdoor spaces.
- Planting of trees must take into consideration views from adjoining lots. The use of tall canopy trees where views from adjoining lots would be impacted are not permitted.
- Plant materials should envelop buildings to "ground" them and help to complete structures and outdoor

rooms. Shrubs may be used as informal low walls. Vines may be used to fill in walls between structural components and trees should be sized and used to provide scale to building masses.

- Turf grass is to be utilized for active purposes and in a usable scale and configuration in private areas only. Maximum turf grass square footage area allowed on any given lot should not exceed 50% of the overall building envelope landscape area. The Design Review Committee reserves the right to reject any turf grass area it deems inappropriate or detrimental to the development.

7.1 REQUIREMENTS

There are five Landscape Zones on each Lot. Zones 1 and 2 are within the Building Envelope. Zones 3, 4, and 5 are outside of the Building Envelope.

ZONE 1 is the narrow strip of land around the Residence that extends either 5-feet from the exterior walls of the Residence or to the Building Envelope line, whichever is less. There are no restrictions on plants that may be installed within this zone, however, care should be taken to select plants that will not be eaten or destroyed by forest animals.

ZONE 2 is the area between Zone 1 and the Building Envelope line. Within this zone, Owners may clean the forest floor, remove fallen limbs and branches, trim trees and other plants, and install approved plants and other landscape elements in accordance with a Landscaping Plan that has been approved by the Reviewer.

Within this zone and with prior Reviewer approval, Owners may install grassed areas having a maximum combined total area up to 50% of the overall building envelope landscape area. Large areas of gravel or crushed granite are not permitted.

ZONE 3 is the area on the street side(s) of the Residence between the Building Envelope line and the property line. Within this zone, Owners may clean the forest floor, remove fallen limbs and branches, and install approved plants. No tree or other plant in this zone, dead or alive, shall be trimmed or cut down.

ZONE 4 is the area between the Building Envelope line and the property line, other than Zone 3. No tree and other plant in this zone, dead or alive, shall be trimmed or cut down. With prior written Reviewer approval, Owners may remove fallen limbs and branches, clean the forest floor, and install plants that are native to the Forest environment. All areas in this zone that are disturbed during the construction process must be restored to a natural forest condition by the Builder before the Builder's Bond will be released.

Special cases will be considered on specific lots by the Reviewer for lot Owners who seek to add native plant material to their natural areas in order to create privacy and/or mitigate a detrimental site condition. These cases will be considered on a lot by lot basis and will require a final decision by the Reviewer. Any on-site individual lot Zone 4 area that has been planted and improved by the developer in order to establish an overall landscape framework for the development will be the responsibility of the homeowner to maintain. With the rare exception of special cases, no building improvements of any kind may be done in the natural area.

ZONE 5 is the right-of-way area between the property line and the road pavement. The installation and maintenance of plants, landscape elements, and drainage improvements within this zone are the responsibility of the Owner. This area must be landscaped at the time the Lot is landscaped in accordance with a Reviewer approved Landscape Plan.

Each Owner shall be responsible for maintaining all plants, landscape elements, and drainage improvements within Zones 1 through 5. If an Owner fails to perform his or her maintenance responsibility, the Association may perform such maintenance and assess all incurred costs against the Lot and the Owner in accordance with Section 6 of the Declaration.

7.2 PROCEDURES

A detailed Landscaping Plan shall be submitted for approval by the Reviewer prior to completion of construction. (See Section 9.8) Such Landscaping Plan shall identify all trees with a 4-inch diameter measured at a height of eighteen inches above the ground level ("protected tree") that the Owner intends to remove. No such protected tree shall be removed without the prior written permission of the Reviewer.

Removal of any tree from either inside or outside the Building Envelope without the prior written approval of the Reviewer may result in a fine of \$10,000 per violation.

The approved Landscaping Plan shall be implemented as soon as physically practical and shall be completed no later than 90 days after completion of construction, except that an extension of time may be granted by the Reviewer due to weather conditions.

The Landscape Plan submittal requirements are listed in Section 9.8 of these Design Guidelines.

7.3 VEGETATIVE PRESERVATION AND NATIVE TREE SALVAGE

Due to a tremendous respect for the property and its pristine composition, it is the intent of these guidelines and the development team to preserve and protect vegetative specimens throughout the community. All existing native trees that are located outside of home site building envelopes in natural areas should remain in place and be protected during home site construction. Native specimen trees that exist within the defined building envelope should be considered during the design phase and incorporated into the home site design if possible. However, if vegetative densities in the building envelope are too intensive and it becomes necessary to remove native trees, the following guidelines should be utilized:

- Native pine, oak, and juniper species of good health that possess a trunk caliper of 4 inches – 6 inches must be salvaged, stored, and replanted as part of the landscape construction process. If not used on the lot that they are salvaged from, all salvaged native pine, oak and juniper species of good health shall be boxed and transported to a designated landscape storage area for use by other lot owners.
- Native pine, oak and juniper species of good health that possess a trunk caliper of 4 inches or greater are recommended to be salvaged, stored and replanted as part of the landscape construction process.
- Surface select boulders of good quality and usable scale should be salvaged, stored, and reused as part of the landscape construction process. Surface select boulders of good quality and usable scale that are not used as a part of the landscape design shall be transported to a designated storage area for the use by other lot owners.
- Native vegetation on any part of the home site lot that is diseased and detrimental to surrounding vegetation shall be removed. This is particularly true with vegetation infested by the "bark beetle" which is a secondary infection that is prone to attacking Ponderosa Pines and can spread to other vegetation.
- The landscape architect, designer, and/or a qualified salvage contractor, included in submission, must conduct an on-site native plant inventory prior to the start of landscape design. All native vegetation within the building envelope that meets the required salvage parameters should be flagged with yellow marking tape in a visible location
- As part of the preliminary submittal, the landscape architect, designer and/or qualified salvage contractor must submit a native plant inventory plan at a minimum scale of 1" = 10') that identifies native vegetation to be salvaged, its species, location on the home site, physical specifications including height, width and trunk caliper and any other pertinent information regarding the proposed salvage specimens.

It is in the best interest of every homeowner to salvage as much native vegetation as possible. These materials are very difficult if not impossible to have access to and are more economical to salvage than to purchase. Furthermore, the environmental stewardship shown by the re-use of these vegetative materials and the aesthetic quality and scale they provide to the community is invaluable to all who reside there.

7.4 IRRIGATION = DESIGN OBJECTIVES & GUIDELINES

Design Objectives:

- To minimize the amount of landscape irrigation required.
- To utilize irrigation systems which provide efficient water coverage and minimize water usage and run off.

Design Guidelines:

- Water is a precious resource in the White Mountain area. Accordingly, landscape and irrigation designs for each home site should take into account minimizing water usage. In drought years, it may be necessary for the water provider to impose restrictions on landscape irrigation water usage.
- Incorporate drip irrigation systems that provide deep root-zone irrigation of trees and shrubs.
- Utilize a computerized irrigation controller with a battery backup system to maximize irrigation system efficiency.
- Bark mulch all new planting areas in private areas to retain soil moisture and provide for weed control.

8.0 CONSTRUCTION GUIDELINES

In order to assure that the natural forest surroundings are not unduly damaged during construction, the following construction regulations ("Regulations") shall apply to any and all Work performed on a Lot. All Builders and Owners shall be bound by Navajo County Building Codes, the Uniform Building Code, and any other applicable Governing Authority. Any violation of these regulations by a Builder shall be deemed to be a violation by the Owner of the Lot.

8.1 BUILDING AND LANDSCAPE BONDS

To guarantee that the Construction Guidelines are adhered to and that Construction Violation fines are paid, each Builder, before beginning any construction, shall at the Pre-Construction Meeting (see Section 8.2) post with the Reviewer a refundable \$10,000 cash deposit to serve as a Building Bond.

In addition, each homeowner shall, at the Pre-Construction Meeting, post with the Reviewer a refundable \$2,000 cash deposit to serve as a separate landscape bond.

Should it become necessary for the Reviewer to remedy any violation of these Construction Guidelines, the costs of such remedy, or the payment of any delinquent Construction Violation fines will be paid from the cash deposit or charged against the bond, as the case may be.

The obligation of the Owner and/or Builder to repair, correct, complete or otherwise comply with these Construction Guidelines and pay any Construction Violation fines shall not be limited to the amount of such cash deposit or bond. Upon completion of construction, the builder's \$10,000.00 cash deposit shall be returned to the builder less any expenses needed to cure any violations. Upon completion of landscaping, the owner's \$2,000.00 cash deposit shall be returned to the owner less any expenses needed to cure any violations.

Any additional expense over and above the amount of the cash deposit incurred by the Reviewer in enforcing compliance with the Design Guidelines will be recorded against the Lot as a lien until paid. If a Builder has unpaid fines or outstanding payments owed to the Association, the Reviewer will not issue any future construction permits to that Builder until the unpaid fines and/or outstanding amounts have been paid to the Association.

Each Builder is responsible for the actions of all persons working on the Lot that is subject to the Builder's Bond. This responsibility applies to all activities conducted by those persons while on the Lot and anywhere within *Sierra Springs Ranch*.

8.2 PRE-CONSTRUCTION CONFERENCE

The home site Owner or representative must meet with the Design Review Committee prior to start of construction to confirm construction and safety methodology and compliance. Submitted for review will be a detailed plan and report clearly illustrating the following requirements:

- A. Conservation of native plant material and natural features.
- B. How natural environment is protected.
- C. Boundary of construction and method of confinement.
- D. Size and location of material storage, on-site trailer, chemical toilet, parking, dumpster, debris storage, job signage, drive access, limits of excavation, and fire suppression options.

After receiving Reviewer's approval of Final Submittals, and prior to commencing construction, the Builder shall meet with the Reviewer to review construction procedures and to coordinate construction activities. At this Pre-Construction Meeting, the Builder shall submit:

- A. The required Builder's Bond or cash deposit and the Owner's Landscape Deposit (See Section 8.
- B. The required Site Maintenance Contract or Trash Deposit (See Section 8.5).
- C. A copy of Navajo County Building Permit.
- D. A copy of the Navajo County approved drawings.
- E. A construction schedule.
- F. The name and local cell phone number of a person that can be contacted 24-hours a day.
- G. An up to date list of all the Builder's employees, suppliers, subcontractors, subcontractor's employees, and agents who will have access to and from the Lot during construction. All the aforementioned employees, suppliers, and agents may have their access revoked at any time if they fail to comply with the Construction Guidelines or Association rules and policies adopted by the Board.
- H. A signed statement accepting responsibility for the actions of everyone working on the construction site.

Upon submittal of all this information and materials, the Reviewer will issue the Builder a copy of the Construction Guidelines and a Construction Authorization Certificate.

8.3 GOVERNING AUTHORITY

All Owners and Builders shall comply with the regulations of any Governing Authority, as well as all applicable Occupational Safety and Health Act regulations and guidelines (OSHA).

8.4 CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES, ETC.

Any Owner or Builder who desires to bring a construction trailer or field office to *Sierra Springs Ranch* shall first apply for and obtain written approval from the Reviewer. To obtain such approval, the Owner or Builder shall submit a copy of the architect's site plan with proposed locations of the construction

trailer or field office within the Building Envelope. Such temporary structures shall be removed upon completion of construction.

8.5 DEBRIS AND TRASH REMOVAL

Each builder shall enter into a Site Maintenance Agreement with a reputable, licensed, and insured provider or post a \$1,000 cash trash deposit. The Builder must present a copy of a signed contract requiring service at least once per week or post the \$1,000 deposit at the Pre-Construction Conference.

An approved trash receptacle must be on the Lot in the approved location at all times during the construction term. Builders shall clean up all trash and debris on the construction site at the end of each day and place it inside the receptacle. Trash and debris shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent their being blown off the construction site. Builders are required to retrieve promptly all trash and debris blown onto neighboring properties. Trash receptacles must be covered at the end of each workday.

The Builder/Owner must have all trash receptacles emptied before debris and trash accumulates above the top rim of the receptacle. Failure to do so may result in immediate corrective action being taken by the Association.

Builders are prohibited from dumping, burying or burning anywhere within *Sierra Springs Ranch*. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming an eyesore or affecting other Lots or any Common Area, or Private Amenity.

Mud and dirt from the construction site on the paved streets of *Sierra Springs Ranch*, whether caused by the Builder or any of its subcontractors or suppliers, shall be promptly removed and cleaned by the Builder.

Failure to comply with this section will result in a fine being levied against the Builder and/or the violation being remedied by the Association at the builder's expense. The fine and/or cost to remedy any violation will be charged against any remaining trash deposit. The obligation of the Builder to keep the construction site reasonably clean throughout the construction process and to pay any fines and/or costs incurred by the Association to insure compliance, however, shall not be limited to the amount of such cash deposit. Any additional expense incurred over and above the amount of the cash deposit will be recorded against the builder's deposit in accordance with Section 8.1.

Upon completion of construction, the builder's \$1,000.00 cash trash deposit shall be returned less any expenses needed to cure any violations.

8.6 SANITARY FACILITIES

Each Builder shall be responsible for providing adequate sanitary facilities for Builder's construction workers. Portable toilets shall be located only within the Building Envelope or in an area approved by the Reviewer.

8.7 VEHICLES AND PARKING AREAS

Construction crews shall not park on, or otherwise use other Lots or any open space. Private and construction vehicles and machinery shall be parked only within the Building Envelope or in areas designated by the Reviewer. All vehicles shall be parked on one side of the street only, so as not to inhibit traffic.

Each Builder shall be responsible for assuring that the subcontractors and suppliers obey the speed limits posted (Where no limit is posted the speed limit shall be 15 mph) within the development. Fines will be imposed against the Builders cash deposit.

Speed limits will be strictly adhered to and reckless driving will not be tolerated. Construction personnel are to obey all signs and directions.

8.8 BLASTING

If any blasting is to occur, the Navajo County and *Sierra Springs Ranch* Management must be informed far enough in advance to make sure the Owner has obtained the advice of expert consultants that blasting may be accomplished safely, and to provide sufficient time to notify nearby residents. Applicable governmental regulations concerning blasting must be observed.

8.9 STORAGE OF MATERIALS

All building materials must be stored within the Access Envelope and/or Building Envelope. With prior written approval from the Reviewer, building materials may be stored outside of the Building Envelope. The Builder shall re-vegetate this temporary storage area prior to completion of the Residence. With prior approval from the Reviewer, building materials may be temporarily stored on the road, provided such material is removed within 24-hours. The Builder shall be responsible for the cost of repairing any pavement that is damaged during the construction process.

Excavated and other bulk material shall not be deposited or stored on roadway pavement. Excess excavation materials must be hauled away from *Sierra Springs Ranch* and properly land filled. Failure to do so shall result in a fine and/or a charge against the Builder's cash deposit for the cost of removing such material.

8.10 SITE PREPARATION

Before any work is done on a Lot, three 10-pound ABC fire extinguishers must be provided on the construction site. These fire extinguishers must be fully charged and remain on the Lot at all times during the construction term. The construction site will be immediately shut down if any of these fire extinguishers are missing or are not fully charged.

In the event of a fire or any other medical emergency, please dial "911".

To protect existing vegetation, a temporary 4-foot high construction fence is required. Such fence shall be fastened to steel fence posts located 8-feet apart and driven firmly into the ground. Prior to installation, the fence location shall be flagged and all trees near the proposed fence line shall be protected. After obtaining Reviewer approval of the flagged fence line and the protected trees, the area within the flagging may be cleared and the fence erected.

Such fence shall be installed pursuant to Architectural Guidelines to completely enclose the proposed construction area or Building Envelope, whichever is smaller and must also extend along both sides of the Access Envelope. At no time shall the fence be located outside of the Building Envelope. Such fence shall remain erected until written approval to remove the fence has been obtained from the Reviewer. No other Work may be conducted on the Lot until after the fence has been erected.

All construction trailers, field offices, sanitary facilities, construction materials, and trash receptacles must be contained within such fenced area. Under special conditions, and with the prior written approval of the Reviewer, construction materials may be stored outside such fence. No construction trailers, field offices, sanitary facilities, construction materials, or trash receptacles may be placed on site prior to two weeks

before the actual onset of continuous construction activity and in no event prior to Final Approval to construct is granted by the Architectural Review Committee. In the event it is necessary to conduct construction activities outside of the Building Envelope, Builder shall, prior to conducting such activity, submit a boundary description of the proposed encroachment to the Reviewer for written approval. Prior to the Final Review, Builder shall restore and revegetate all areas damaged by such encroachment. Any Work done outside of the Building Envelope without the prior written approval by the Reviewer will incur a Construction Violation Notice and possible fine.

8.11 MISCELLANEOUS AND GENERAL PRACTICES

Any damage of property outside the Building Envelope, including but not limited to roads, utilities, vegetation and/or other improvements, resulting from any construction operations, must be repaired and/or restored by the Builder prior to completion of construction of the Residence. In the event Builder fails to restore or repair the damaged area, the Reviewer may repair the area and impose the expense as a charge against the Builder's cash deposit bond.

The following practices are prohibited:

- Changing oil on any vehicle or equipment on the Lot or at any other location.
- Allowing concrete suppliers, plasterers, painters, or any other subcontractors to clean their equipment anywhere but the approved location specifically designated for that purpose by the Reviewer. Such cleaning outside the designated area is strictly prohibited. Violation of this provision will result in Construction Violation Notice(s) issued to the Builder/Owner, and will result in a fine to the Builder/Owner if the violation is not cleaned up within the time period specified in the Construction Violation Notice. Any costs incurred by the Association to clean up the violation shall be charged against the Builder's cash deposit.
- Removing any rocks, plant material, topsoil, or similar items from any property of others within **Sierra Springs Ranch**, including other construction sites.
- Having any type of firearms in **Sierra Springs Ranch**.
- Using disposal methods or equipment other than those approved by the Reviewer.
- Careless disposition of cigarettes and other flammable material.
- Smoking by construction workers outside the area designated for smoking. Such areas will be contained within the Building Envelope, and Builder shall provide ash cans.
- Radios, bullhorns, fireworks, or noise generating audio devices, are prohibited. Violators will be subject to eviction.
- All construction employees must wear shirts at all times.
- No pets, minor children, spouses, or other people not employed by the Builder may be brought into **Sierra Springs Ranch**. In the event of a violation, Reviewer, Declarant, or the Association Manager, shall have the right to contact authorities to impound any pet, to deny access into **Sierra Springs Ranch** by minor children and individuals who are not employed by the Builder, refuse to permit the Builder or subcontractor involved to continue on the project, or to take such other action as permitted by law, the Design Guidelines or Declaration.

The home site Owner/Builder, is responsible for the behavior, appearance, and conduct of all personnel associated with the activities that are or will be conducted on the home site. Break areas are limited to on-site locations. Interference or interaction with residents or guests causing a nuisance will not be tolerated.

8.12 CONSTRUCTION ACCESS

The only approved construction access during the time a Residence or other improvement is under construction will be over the approved Access Envelope for the Lot unless the Reviewer approves an alternative access point.

8.13 DUST, MUD & NOISE

Each Builder shall be responsible for controlling dust, mud, and noise from the construction site.

8.14 TEMPORARY CONSTRUCTION SIGNAGE

One approved address/emergency contact sign will be allowed. This sign shall be erected on the street side of the Lot. Unless required by Local Governing Authorities, no other construction signs may be posted anywhere on the Properties, except that Declarant and any Builder authorized by Declarant may post one construction sign on a Lot. Such sign shall be approved by the Declarant and erected on a location approved by the Declarant. All authorized signs must be removed prior to the Final Review by the Reviewer. Lighting of any approved construction sign is not allowed.

8.15 DAILY OPERATION

Monday through Friday working hours are generally from sunrise to sunset.

Saturday working hours will start 2 hours later and end 2 hours earlier than weekday hours.

No construction work is permitted on Sundays, designated holidays, or before and after normal working hours. Builders/Owners will be notified in advance of changes to the construction hours.

Non-Work Days include Memorial Day, Independence Day, Labor Day, Thanksgiving, Christmas, and New Year's Day. The Design Review Committee reserves the right to proclaim additional days, as it deems necessary.

8.16 INSURANCE

All contractors and sub-contractors must post evidence of insurance with their Lot Owner prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming the Lot Owner, *Sierra Springs Ranch* Owner's Association and Sierra Springs Development Inc. as additionally insured. The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and workmen's compensation. The minimum limits of liability shall not be less than that \$500,000 each for general liability and automobile liability. General liability coverage shall contain provisions for contractual liability and broad form property damage. The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage.

9.0 THE DESIGN REVIEW PROCESS

The Design Review process has been developed to provide adequate checkpoints in an effort to minimize time spent on concepts that do not adhere to the Design Guidelines.

It is strongly recommended that the Owner retain competent licensed architects for planning and designing their Residence. If an Owner elects to do his or her own design, or retains the services of unlicensed designers, the Owner will be required to submit that person's qualifications along with letters of recommendation that demonstrates the person's ability and recent experience in the design of at least five (5) residences with a construction cost in excess of \$500,000 to the Reviewer. If the unqualified individuals and or the Preliminary Submittal is not approved by the Reviewer, the Reviewer has the right

there-after to require the Owner to utilize licensed professionals for design services.

The following Design Review process has been developed to streamline this process and eliminate excessive delays. Nevertheless, each Owner is responsible for complying with the Design Guidelines, and all other applicable provisions of the Declaration, as well as all the rules and regulations of any Governing Authority, in order to bring the design review process to a prompt and satisfactory conclusion.

9.1 REVIEW CRITERIA

The following criteria apply to all construction activities within *Sierra Springs Ranch* unless a written variance has been granted by the Reviewer. While the Design Guidelines are intended to provide a framework for construction and modifications, the Design Guidelines are not all-inclusive. In its review process, the Reviewer may consider the quality of workmanship and design, harmony of external design with existing structures, location in relation to surrounding structures, topography, and finish grade elevation, among other things. Reviewer decisions may be based on purely aesthetic considerations. However, Reviewer shall not grant approval for proposed construction that is inconsistent with the Design Guidelines, unless Reviewer grants a variance.

Notwithstanding these criteria or any other Design Guideline requirements, the Reviewer specifically reserves the right to make subjective decisions regarding approval or disapproval of building size, form, color, texture, massing, location, and other aesthetic considerations, provided such decisions are made with the intent of ensuring that proposed Improvements will be in conformance with the goals, objectives, and philosophy of the Design Guidelines and in the best interest of the residents of *Sierra Springs Ranch*.

The Reviewer may also modify its prior interpretations of the Design Guidelines as it gains experience from their application.

9.2 PROCEDURES

The Reviewer will review Preliminary and Final Submittals of proposed residences during its regular scheduled meetings or at such other times as the Reviewer deems appropriate. Owners, architects, or Builders shall have the right to make a presentation at any of these meetings providing they request to do so in writing no later than seven calendar days before the regular scheduled meeting. The Reviewer will respond in writing within seven days or less after a submittal has been reviewed. Any responses an Owner may wish to make in reference to issues contained in the Reviewer's response following review of submittals must be addressed to the Reviewer in writing.

9.3 DRAWING SUBMITTALS

Design Review submittals being submitted must be delivered to the Reviewer no later than one week prior to the next Design Review meeting. Incomplete submittals will not be accepted for review and will be returned.

9.4 PHASE I - PRE-DESIGN MEETING/SITE VISIT

To initiate the Design Review process, and prior to preparing any detailed designs or drawings for any proposed Improvement, the Owner, and/or the Owner's Builder, architect or designer shall meet with the Reviewer at an on-site meeting to review the Lot, discuss the proposed Residence, and to explore and resolve any questions regarding building requirements, interpretation of the Design Guidelines, or the design review process. This informal review will provide direction and guidance for proceeding with the Design Review Process in the most efficient and cost-effective manner.

The Pre-Design Meeting/Site Visit is mandatory for the Owner, the Owner's Builder, or the Owner's architect/ designer before proceeding with Phase II Preliminary Submittal. The parameters and directives identified at each Pre-Design Meeting remain valid for one year only.

9.5 PHASE II - PRELIMINARY SUBMITTAL

Plans for new construction or modifications upon any Lot must be submitted to the Reviewer for approval within one (1) year of the Pre-Design Meeting. Preliminary drawings, including the appropriate Review Fee and all of the documents and information listed below, shall be submitted to the Reviewer after the Pre-Design Meeting/Site Visit.

Preliminary Submittals shall include:

1. A completed Application For Preliminary Submittal, together with full payment of the Design Review Fee (See Section 14.0)
2. On-Site Monumentation (This information must be physically in place on the building site at the time of the Preliminary Submittal and be shown on the Grading/Site Plan):
 - a) Permanent Monumentation at the perimeter of the existing Building Envelope placed 20 feet on center, and at the perimeter of any proposed changes to the existing Building Envelope
 - b) A Grade Stake in the ground near the center of the proposed Residence, with the existing ground elevation at that location written clearly on the stake.
 - c) A Permanent Benchmark on a major tree or rock outside of the Building Envelope.
 - d) All TREES within the Building Envelope with a trunk 4-inches or more in diameter must be tagged and labeled as to their disposition, i.e., Save, Move, or Cut.
3. A completed Project Data Sheet on an 8 1/2 " x 11" page. This project data information must also be shown on the Drawing Cover Sheet.
4. A Building Material List on an 8 1/2 " by 11" page. This building material list must also be shown on the Drawing Cover Sheet.
5. Design Drawings - Including one set of 24" x 36" or 30" x 42" drawings, and one set of 8 1/2" x 11" drawings. The Design Drawings shall include:
 - a) A Cover Sheet showing the name and address of the Lot Owner, the name and address of the Architect/Designer, Project Data Information, the Building Material List, a list of drawings, and other pertinent information. The Cover Sheet shall also include the following Landscape Plan Note: "The Landscape Plan is not part of this Submittal and shall be submitted to the Reviewer prior to completion of construction." (See Section 7.0 for Landscape Guidelines and Phase IV for Landscape Plan submittal requirements.)
 - b) An Engineered Grading/Site Plan (see Section 5.1) at a scale of 1 '=10' or 1 " =20', showing:
 - (i) The location and square-footage of the Original and Proposed Building Envelope, with trade-off areas clearly delineated. The square-footage of the proposed Building Envelope cannot be greater than the square-footage of the original Building Envelope. In most cases, there must be at least 25 feet between the Building Envelope and the property line. The Access Envelope is not part of the Building Envelope.
 - (ii) Existing and Proposed 1-Foot Contours, with spot elevations at the intersection of the

driveway and the existing road, along the driveway and any proposed walkways, at each corner of the Residence, at the top and bottom of any proposed walls and along any proposed drainage ways. All grading must be contained within the Building Envelope and the Access Easement. Areas outside the Building Envelope and Access Easement must remain undisturbed. Existing contour lines must be shown within the building footprint. Show the location, size and invert elevation of any proposed drainage structures.

- (iii) The location and elevation of the Grade Stake and the Permanent Benchmark
 - (iv) The location of all significant Topographic Features within the Building Envelope, such as drainage ways, boulders, and rock outcroppings.
 - (v) The location, size, type and disposition (Save, Move, or Cut) of all Trees within the building envelope and Access Envelope that have a trunk diameter of 4-inches or more, measured 18 inches above the ground.
 - (vi) The location of all proposed Site Improvements, including the exterior walls, decks, patios, and roof ridgelines and roof overhangs of the Residence, future improvements, driveway, walks, address bollard, trash enclosures, mechanical equipment, utility lines, retaining walls, and drainage structures. Indicate the material, color, and finish of the Residence walls and roof, driveway, and walks. Note that the location of the proposed Residence must allow working room between the Residence and the Building Envelope. Indicate the proposed treatment of all drainage ways.
 - (vii) The location, elevation, and height of all Ridgelines above existing natural grade.
 - (viii) The Finish Floor Elevation of all floors, patios, and decks.
- c) Floor Plans of each level, at a scale of 1/4"=1-0', noting the finish floor elevation of each level and the square-footage of each floor, deck, and patio. Provide overall building dimensions.
 - d) A Roof Plan noting the location of all ridgelines, roof slopes, and any proposed skylights, solar collectors, chimneys, etc.
 - e) A minimum of four (4) Building Elevations showing all floor levels with a dashed line. Indicate each finish floor elevation, the elevation at the top of all wall plates, and the elevation and height of all ridgelines. Show existing and proposed grade lines, window treatments, exterior materials, colors, and finishes.
 - f) A minimum of two (2) Building Sections (transverse and longitudinal through the highest ridge-lines, showing the existing natural slope (drawn with a dashed line) and the maximum building height line (also drawn with a dashed line). See Section 6.1 for maximum building heights. Except for the chimney, no part of the proposed Residence shall extend above the maximum building height. Indicate the elevation of all floors and all ridgelines. Show the heights of cut and fill areas of the existing natural grade.
- 6. A completed, signed and dated Design Checklist.
 - 7. An Exterior Lighting Plan, including catalogue sheets, pictures, and specifications of all proposed exterior lighting. (See Section 6.5)
 - 8. An 8 1/2" x 11" or 11" x 17" Building Materials Board or Boards, showing all proposed colors and materials.

9. A 24" x 36" Architectural Perspective Color Rendering showing the proposed colors and materials.
10. A study model of the proposed Residence with window and door locations, at 1/8" scale with 2-foot contours of the entire Lot and adjacent roadway(s) may be required. The model shall also show the location of the property lines, existing and proposed Building Envelope Lines, the proposed Access Envelope and walks, retaining walls, and major trees. It is not necessary to show building materials or colors. (if required)

9.6 PHASE III - FINAL SUBMITTAL

After written Preliminary Approval is obtained from the Reviewer, the following Final Submittal documents shall be submitted to the Reviewer for Final Approval. Final Submittal shall include:

1. One 8 1/2" x 11" set, and two 24" x 36" or 30" x 42" sets of Preliminary Submittal the "Drawings", that have been revised to address all of the Reviewer's Preliminary Submittal comments,
 - a. On the Grading/Site Plan, indicate:
 - i) The location of the Construction Fence and Gate,
 - ii) Areas dedicated for:
 - Worker's Smoking and Eating
 - Construction Waste (Dumpster),
 - Portable Toilet
 - Concrete Wash-Out And Sump, and
 - Temporary Storage of Material. If the temporary material storage area is outside Building Envelope, include a note stating: "The area disturbed by the temporary storage of material will be revegetated by the Builder prior to completion of construction."
 - iii) The final location of all Utilities (including sewer, water, power, telephone lines, utility meters, and transformers (and screening techniques).
 - iv) The location of any approved Building Envelope Modifications.
 - b. On the Exterior Lighting Plan, note any Changes to the approved Preliminary Exterior Lighting Plan, list the Quantities of each light fixture, and show the Location of all exterior light fixtures.
 - c. On the Building Plans, indicate deck railing color, materials, and construction details.
2. Site Plan in Electronic Format showing the following:
 - a. Lot lines
 - b. Building Envelope
 - c. All proposed improvements

9.7 PHASE IV - CONSTRUCTION TERM

Before any lot clearing or any other work is done on the Lot, the Builder shall schedule a Pre-Construction Conference with the Reviewer. (See Section 8.2 for Pre-Construction Conference Requirements) During the construction term, the Reviewer will periodically review the Work in progress and will give notice to the Builder of non-compliance issues observed.

9.8 LANDSCAPE PLAN

Prior to completion of construction, the Owner/Builder must submit a Landscape Plan to the Reviewer for approval. (See Sections 7.0 through 7.4). The Landscape Plan submittal shall include a drawing at a scale of 1" x 10', showing:

- A. All the information shown on the approved GRADING/SITE PLAN (see Section 9.6)
- B. The Plant Materials proposed for each of the 5 Landscape Zones described in Section 7.1.
- C. A Plant List that identifies the type, size, and quantity of all plant materials and forest floor material.

All proposed plant material shall be from the approved plant list. Large areas of gravel or decomposed granite will not be approved. Grass areas are subject to Reviewer approval on a case-by-case basis. If approved, such grassed areas must be located within Landscape Zone 2 of the Building Envelope (See Section 7.1).

- D. The location, materials, and construction details of other Landscape Improvements (walls, walks, drainage, etc.)

9.9 REVIEW PERIOD

Each application for review and plan submittal shall be approved or disapproved within 30 calendar days or less of submission of all materials required by the Reviewer. One set of plans shall be returned to the Owner, accompanied by the Reviewer's comments and decision. The other set of plans shall be retained for the Reviewer's records. The Reviewer's decision shall be in one of the following forms:

- A. Approved - The entire application as submitted is approved.
- B. Approved with the following comments" - The application is not approved as submitted, but the Reviewer's suggestions for curing objectionable features or segments are noted. The Owner must correct the plan's objectionable features or segments, and the Owner may be required to resubmit the application.
- C. Disapproved - The entire application as submitted is rejected in total. The Reviewer may provide comments but is not required to do so.

No approval, whether expressly granted or deemed granted shall be inconsistent with the Design Guidelines unless a variance has been granted pursuant to Section 9.12.

9.10 IMPLEMENTATION OF APPROVED PLANS

All Work must conform to approved plans. If it is determined by the Reviewer that Work completed or in progress on any Lot is not in compliance with the Design Guidelines or any approval issued by the Reviewer, the Reviewer shall, directly or through the Declarant, notify the Owner and Builder, if any, in writing of such noncompliance specifying in reasonable detail the particulars of noncompliance, and shall require the Owner and/or Builder to remedy the same. If the Owner and/or Builder fails to remedy such noncompliance, or fails to commence and continue diligently toward achieving compliance within the time

period stated in the notice, then such noncompliance shall be deemed to be a violation of the Declaration and the Design Guidelines.

Time to Commence: If construction does not commence on a project for which such plans have been approved within 12 months of such approval, such approval shall be deemed withdrawn, and it shall be necessary for the Owner to resubmit the plans and be required to pay another Design Review fee.

Time to Complete. The Reviewer shall include in any approval a maximum time period for the completion of any new construction or modification.

If no maximum time period is specified in the approval, construction shall be completed within one year of its commencement except when, and for so long as, such completion is delayed due to causes beyond the reason-able control of the Owner or the Owner has requested an extension of such maximum time period not less than three days prior to the expiration of the maximum time period, which the Reviewer may approve or disapprove in its sole discretion.

If construction is not completed on a Residence within the period set forth in the approval, within the one-year default period, if applicable, or within any extension approved by the Reviewer, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and the Design Guidelines. In the event of such violation, or if construction has been abandoned for a period of 6-months, the Reviewer may notify the Association of such failure and the Association, at its option, shall either complete the exterior of the Residence in accordance with the approved drawings, or remove the Improvement and return the Lot to its natural state prior to the beginning of any Work. The Owner shall reimburse the Association for all expenses incurred in connection therewith.

9.11 REVIEW OF MODIFICATION

The review of any modifications, including but not limited to changing of exterior colors, materials, additions, and landscaping alterations, of an existing Residence shall require the submission of an Application for Review of Modifications to Existing Residence to the Reviewer along with the required Review Fee. Depending on the scope of the modification, the Reviewer may require the submission of all or some of the plans and specifications required in Section 9 of the Design Guidelines. In the alternative, the Reviewer may require a less detailed description of the proposed modification. The review and approval of modifications shall take place within the same time periods as required for new construction.

9.12 VARIANCES

Variances may be granted in some circumstances (including, but not limited to, topography, natural obstructions, hardship, or environmental considerations) when deviations may be required. The Reviewer shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration or the Design Guidelines. No variance shall be effective unless in writing.

9.13 APPEAL

Any Owner shall have the right to appeal a decision of the Reviewer by resubmitting the information, documents and fees set forth above to the Reviewer; however, such appeal shall be considered only if the Owner has modified the proposed construction or modification or has new information, which would, in the Reviewer's opinion, warrant reconsideration. If the Owner fails to appeal a decision of the Reviewer, the Reviewer's decision is final. In the case of a disapproval and re-submittal, the Reviewer shall have 10 calendar days from the date of each re-submittal to approve or disapprove any re-submittal. The filing of an appeal does not extend any maximum time period for the completion of any new construction or modification.

9.14 GOVERNMENTAL APPROVAL

The review and approval of plans and specifications shall not be a substitute for compliance, with the permitting and approval requirements of Navajo County, or any other Governing Authority.

Navajo County requires that a Certificate of Occupancy be issued prior to the owner moving into any home. It is the responsibility of the Owner to obtain all necessary permits and approvals, and submit copies of all permits to the Reviewer.

If Navajo County or any other Governing Authority having jurisdiction requires that changes be made to final construction plans previously approved by the Reviewer, the Owner must notify the Reviewer of such changes and provide the Reviewer with a copy of the revised plans and receive approval from the Reviewer prior to implementing such changes.

10.0 GOVERNING PRECEDENCE

To the extent that Navajo County ordinances, building code or regulations require a more restrictive standard than the standards set forth in the Design Guidelines, or the Declaration, the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Declaration and the Design Guidelines (in that order) shall prevail.

11.0 PREPARER

The Design Guidelines have been prepared by *Sierra Springs Ranch* Owners Association (the "Declarant") and adopted by the Declarant pursuant to the Declaration. The Design Guidelines may be changed and amended to serve the needs of *Sierra Springs Ranch* pursuant to the procedures set forth in the Declaration and in Section 15.3 of the Design Guidelines.

12.0 APPLICABILITY OF DESIGN REVIEW

The Design Guidelines govern all property that is subject to the Declaration and any additional property that may be subject to the Declaration. Unless otherwise specifically stated in the Declaration or in the Design Guidelines, all plans and materials for new construction or exterior modifications of Improvements on a Lot must be approved before any construction activity begins. Unless otherwise specifically stated in the Design Guidelines, no Residence may be constructed upon any Lot, and, no Improvements, including staking, clearing, excavation, grading and other site work, exterior alteration of existing Improvements, and planting or removal of landscaping materials ("Work") shall take place without receiving the prior written approval of the Reviewer as described below.

Owners are responsible for ensuring compliance with all standards and procedures within the Design Guidelines. Owners are also governed by the requirements and restrictions set forth in the Declaration and any applicable Supplemental Declaration. In particular, Lot Owners should review and become familiar with the Use Restrictions applicable to *Sierra Springs Ranch* set forth in Article 12 of the Declaration, which address restricted and prohibited activities and conditions within *Sierra Springs Ranch*.

13.0 REVIEW STRUCTURE

Architectural control and design review for *Sierra Springs Ranch* has been delegated to the Architectural Review Committee ("ARC") by the Declarant. The term "Reviewer", as used in the Design Guidelines, shall refer to the ARC.

- A. Declarant. The Declarant has exclusive jurisdiction over all matters relating to architecture and

landscaping as set forth in Article 3 of the Declaration, so long as the Declarant owns any portion of the Properties and so long as Declarant has not terminated such rights by written instrument recorded in the Public Records (the period during which the Declarant exercised architectural control will hereinafter be referred to as the "Declarant Review Period"). During the Declarant Review Period, the Declarant shall review plans and specifications for, and shall have jurisdiction over all construction and landscaping on any Lot, shall be the conclusive interpreter of the Design Guidelines, and may, but shall not be obligated to, promulgate additional design standards and review procedures, as it deems appropriate.

The Declarant may from time to time, but shall not be obligated to, delegate in writing all or a portion of its rights under this Section to any individual, Board appointed Architectural Review Committee or any other committee comprised of architects, engineers or other persons who may or may not be Members of the Association. In the event of such delegation, the designee's jurisdiction shall be limited to such matters as are specifically delegated by the Declarant. In addition, any such delegation shall be subject to (a) the right of Declarant to revoke such delegation at any time and reassume jurisdiction over the matters previously delegated; and (b) the right of Declarant to veto any decision, which Declarant determines, in its sole discretion, to be inappropriate or inadvisable for any reason.

- B. Architectural Review Committee. The ARC has jurisdiction over those responsibilities delegated to it by the Declarant during the Declarant Review Period. Following the Declarant Review Period, the ARC has jurisdiction over all matters relating to architecture and landscaping or residential properties, as set forth in the Declaration. Following the Declarant Review Period, the ARC shall review plans and specifications for all construction and landscaping on any Lot, shall be the conclusive interpreter of the Design Guidelines, shall monitor the effectiveness of the Design Guidelines, and may promulgate additional design standards and review procedures, and recommend amendments to the Design Guidelines.

14.0 REVIEW FEES

When a Builder or Owner submits plans to the Reviewer for approval, the submission shall include a "Review Fee". The Review Fee, subject to change from time to time, shall be payable upon application to the **Sierra Springs Ranch** Owners Association, Inc. as follows:

- A. New Residence construction - the original improvement of a Lot.
- B. Review fee - \$3,000
- C. Major alteration or addition - a structural or site modification significant enough to warrant the issuance of a Building Permit by a governmental authority. Application for Review of Modifications to Existing Residence must be submitted.
- D. Review Fee - \$1,000
- E. Minor architectural modification or addition - any architectural changes that require architectural review and approval as set forth in the Declaration or the Design Guidelines but a governmental building permit is not required. For example, installing landscaping which deviates from the approved existing Landscaping Plan. Application for Review of Modifications of Existing Residence must be submitted.
- F. Review Fee - \$100
- G. Changes to or re-submission of approved or unapproved plans. Review Fee - \$100

15.0 INCORPORATION

The provision of the Declaration applicable to designs and landscape control are incorporated herein by reference, and control over the provisions herein, in case of conflict.

15.1 ENFORCEMENT

In the event of any violation of the Design Guidelines, the Declarant or the Board may take any action set forth in the By-Laws or the Declaration, including the levy of a specific assessment pursuant to Section 6 of the Declaration. The Declarant or the Board may revoke or remedy the violation and/or seek injunctive relief requiring the removal or the remedial action of the violation. In addition, the Declarant or the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine against the Lot upon which such violation exists.

15.2 NON-LIABILITY FOR APPROVAL OF PLANS

Section 18 of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an Owner. Prior to submitting plans or information for review, Owners should read and understand this disclaimer.

15.3 CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

- A. The Design Guidelines may be amended as follows:
- B. So long as Declarant owns any portion of the Properties, Declarant may, in its sole discretion, amend the Design Guidelines.
- C. When Declarant no longer owns any portion of the Properties, the Design Guidelines may be amended only upon the affirmative vote of two-thirds of the members of the Owners Association Board.
- D. Such amendment shall be promptly posted in a prominent place within the residential properties.
- E. All amendments shall become effective upon adoption by the Declarant, so long as Declarant has authority to amend the Design Guidelines or, if the Declarant no longer has such authority, upon adoption by the Owners Association Board. Such amendments shall not be retroactive so as to apply to previous Work or approved Work in progress.

15.4 RIGHT OF WAIVER

The Reviewer reserves the right to waive or vary any of the Design Guidelines procedures or standards set forth at its discretion, for good cause shown. However, any approval by the Reviewer of any drawings or specifications or Work done or proposed, or in connection with any other matter requiring such approval under the Design Guidelines or the Declaration, including a waiver by the Reviewer, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval. For example, the Reviewer may disapprove an item shown in the Final Submittal even though it may have been evident and could have been, but wasn't, disapproved at the Preliminary Submittal.

Furthermore, should the Reviewer overlook or not be aware of any item of non-compliance at anytime during the review process, construction process, or during its Final Review, the Reviewer in no way relieves the Owner from compliance with the Design Guidelines and all other applicable codes, ordinances and laws.

15.5 ESTOPPEL CERTIFICATE

Within 30 days after written demand therefore is delivered to the Reviewer by any Owner, and upon payment therewith to the Reviewer of a reasonable fee from time to time to be fixed by it, the Reviewer shall record an Estoppel certificate executed by any two of its members, certifying with respect to any Lot of said Owner, that as of the date thereof either (a) all improvements and other work made or done upon it

with said Lot by the Owner, or otherwise, comply with the Design Guidelines and the Declaration, or (b) such improvements and/or work do not so comply, in which event the certificate shall also (1) identify the non-complying improvements and/or work and (2) set forth with particularity the cause or causes for such non-compliance. Any purchaser from the Owner or mortgagee or other encumbrance shall be entitled to rely on said certificate with respect to the matters therein set forth, such matters being conclusive as between the Association, the Reviewer, Declarant, all Owners and other interested persons, and such purchaser, mortgagee, or other encumbrance.

15.6 SEVERABILITY

If any provision of the Design Guidelines shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of the Design Guidelines to the extent that they can be reasonably understood without the invalid provision(s).

The Design Guidelines have been approved and adopted as provided by the Declaration on the 1st day of March, 2006 and shall remain in full force and effect until revised as provided in the Declaration or the Design Guidelines.

16.0 DEFINITIONS

Unless the context otherwise specifies or requires, the following words or phrases when used in the Design Guidelines shall have the following specific meanings. Terms used herein that are defined in the Declaration shall have the meanings specified therein.

ASSOCIATION - "Association" means the **Sierra Springs Ranch** Owners Association.

BOARD - "Board" means the **Sierra Springs Ranch** Owners Association Board of Directors.

BUILDER - "Builder" means a person or entity engaged by an Owner for the purpose of constructing any Work within **Sierra Springs Ranch**. The Builder and Owner may be the same person or entity.

BUILDING ENVELOPE - "Building Envelope" means that portion of a Lot, as described in Section 4.0, which encompasses the maximum allowable developable area of the Lot.

CONSULTANT - "Consultant" means any professional such as; an Arizona licensed architect, contractor, builder, or civil engineer that serves in a capacity of advising the Reviewer on the technical aspects of each submittal.

DECLARANT – "Declarant" means Sierra Springs Development, Inc., an Arizona corporation, or any successor, successor-in-title, or assign who takes title to any portion of the property known as **Sierra Springs Ranch** for the purpose of development and/or sale and who is designated as the Declarant in a recorded instrument executed by the immediately preceding Declarant.

DECLARATION - "Declaration" means the Declaration of Covenants, Conditions, and Restrictions for **Sierra Springs Ranch**, as the same may be amended from time to time.

DESIGN GUIDELINES - "Design Guidelines" means the restrictions, review procedures, and construction regulations adopted and enforced by the Declarant as set forth herein and as amended from time to time.

DEVELOPMENT GUIDE - "Development Guide" means the approved **Sierra Springs Ranch** Final Plat including the conceptual Building Envelopes, a copy of which will be on file with Reviewer, as such Development Guide may be amended from time to time, all of which is incorporated herein by reference.

EXCAVATION - "Excavation" means any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.

FILL - "Fill" means any addition of earth, rock, or other materials to the surface of the land, which increased the natural elevation of such surface.

GOVERNING AUTHORITY - "Governing Authority" means Navajo County and/or other applicable authorities.

IMPROVEMENT – "Improvement" means any building, fence, wall or other structure (including, without limitation, any sheds, play structures, patio covers and balconies), any swimming pool, spa, any road, driveway, and parking area (paved or unpaved), and any trees, plants, shrubs, grass and other landscaping of every type and kind.

LOT - "Lot" means a subdivided home site or other building site as shown on the Plat.

NATIVE PLANTS - "Native Plants" means all the indigenous species of plants native to the Rocky Mountain, Mountain Forest whether ground cover, shrub, or tree or from time to time referenced in the Design Guidelines. Only Native Plants may be planted in Landscape Zone 4.

NATURAL AREA - "Natural Area" means that portion of a Lot and outside of the Building Envelope that must remain undisturbed. The Approved Plant List (available from the Reviewer) contains all species approved for planting in Natural Areas.

OPEN SPACE - "Open Space" means all land, improvements, and other properties now or hereafter designated as such on the Plat, or the Declaration or the Association Rules.

OWNER - "Owner" means the owner of a Lot or existing residence. For the purposes herein, the Owner may act through such Owner's agent, provided that such agent is authorized in writing to act in such capacity.

OWNERS ASSOCIATION BOARD – "Owners Association Board" refers to the Board of Directors, *Sierra Springs Ranch* Owners Association.

PLAT - "Plat" refers to the official Plat of *Sierra Springs Ranch* as recorded or to be recorded in the Navajo County Book of Records.

PRIVATE AMENITY – "Private Amenity" means real property and any improvements thereon located adjacent to, in the vicinity of, or within the properties, which are privately owned by persons other than the Association.

PROPERTIES - "Properties" means all the real Properties located in *Sierra Springs Ranch* together with additional property as is subject to the Declaration.

RESIDENCE - "Residence" means the building or buildings, including any garage, used for residential purposes constructed on a Lot, and any improvements constructed in connection therewith. Unless otherwise defined, "Residence" shall mean single-family residence.

REVIEWER - "Reviewer" means the Declarant or the Architectural Review Committee established pursuant to the Declaration or any Association employee designated by the Architectural Review Committee, such as the Coordinating Architect.

SOIL TEST – “Soil Test” means a test of the General Site and soil conditions, plus an analysis and recommendation to determine the suitability for a proposed structure. A Soil Test is performed by a Licensed Professional Engineer.

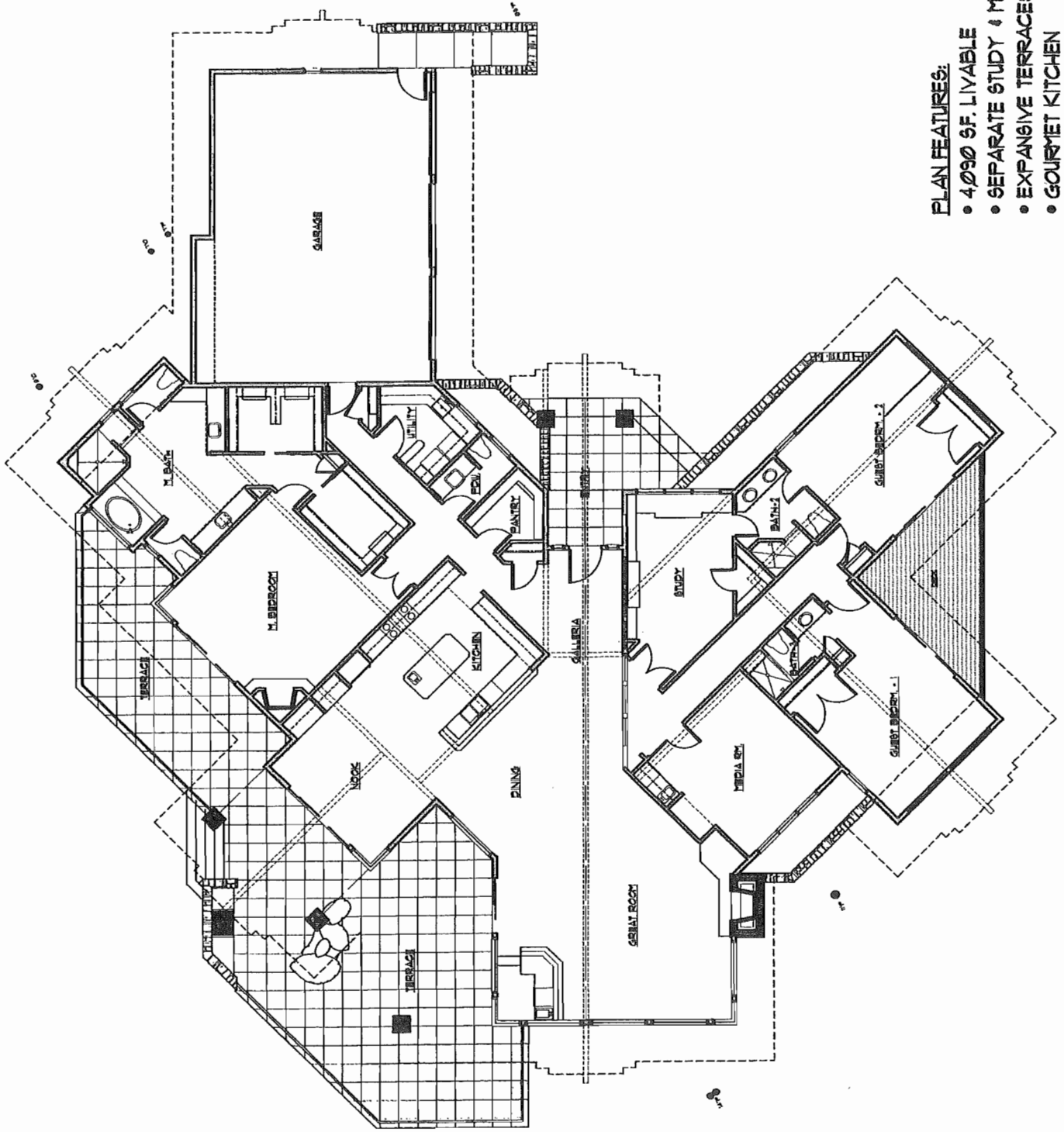
STRUCTURE - "Structure" means anything constructed or erected on a Lot, the use of which requires location on the ground or attachment to something having location on the ground.

VISIBLE FROM NEIGHBORING PROPERTY – "Visible from neighboring property" means that an object or activity on a Lot which is or would be in any line of sight originating from any point six feet above any other property, including other Lots, a Private Amenity, and Common Areas assuming that such other property or Lot has an elevation equal to the highest elevation of the ground surface of that portion of the Lot upon which such object or activity is located.

WORK - "Work" means any placement or installation of a structure or any improvements, including staking, clearing, Excavation, grading or other site work, exterior alteration or removal of landscaping materials.



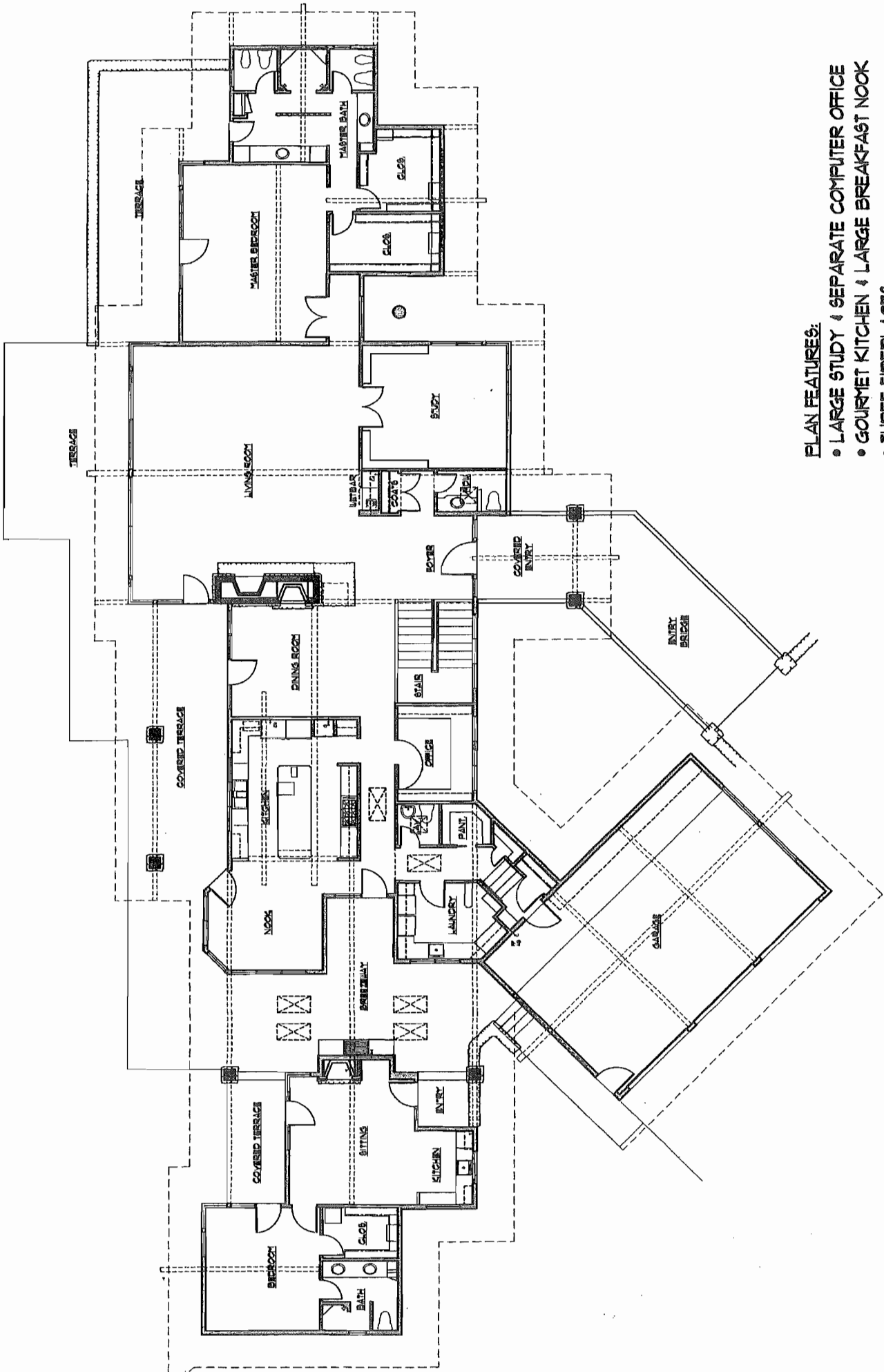
MOUNTAIN
RESERVE



PLAN FEATURES:

- 4090 SF. LIVABLE
- SEPARATE STUDY & MEDIA ROOM
- EXPANSIVE TERRACES
- GOURMET KITCHEN



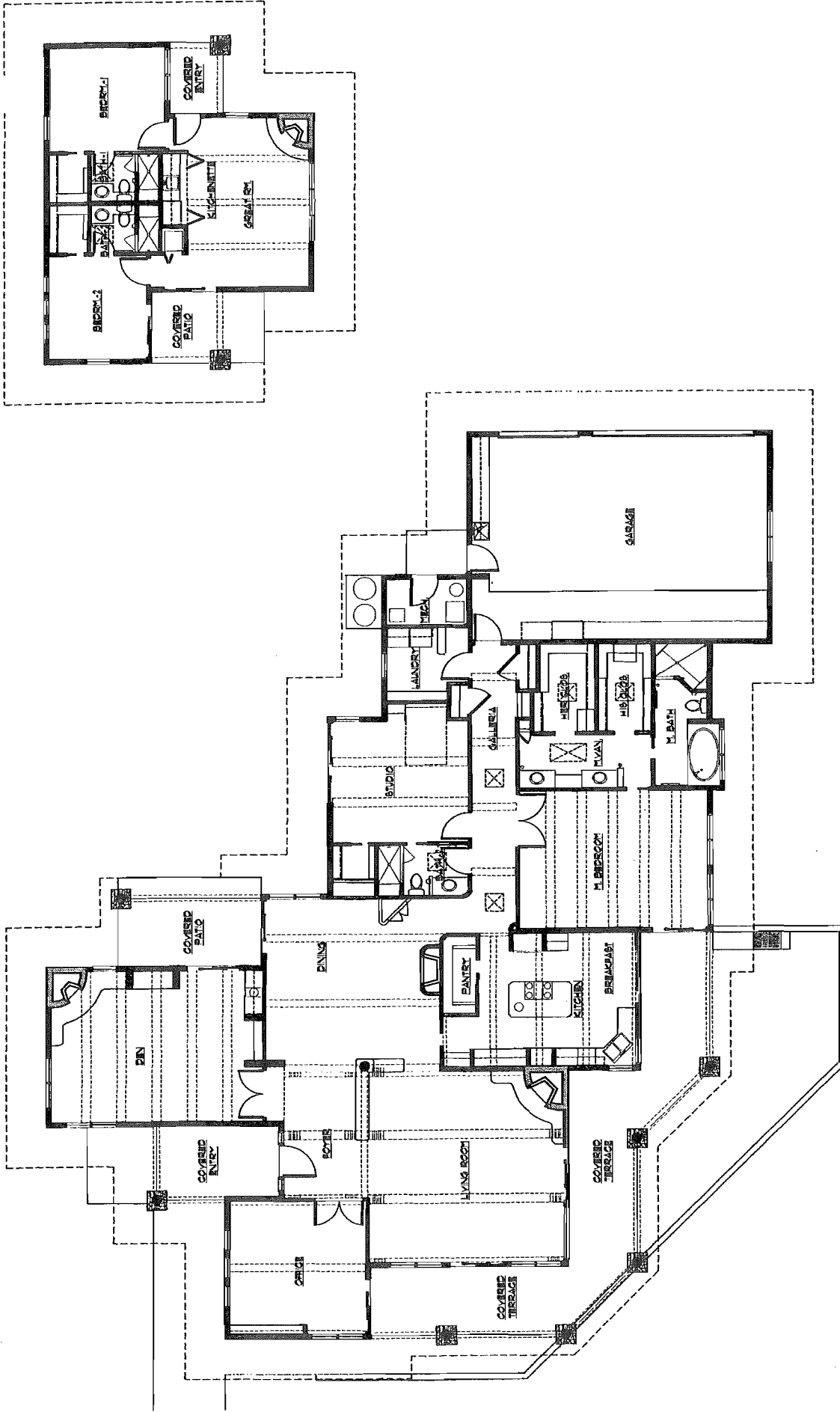


PLAN FEATURES:

- LARGE STUDY & SEPARATE COMPUTER OFFICE
- GOURMET KITCHEN & LARGE BREAKFAST NOOK
- THREE FIREPLACES
- SEPARATE GUEST COTTAGE



SPRAGINS & HINSHAW ARCHITECTS
 1100 N. BEELINE HIGHWAY PAYSON, AZ 85541 928-474-3830 FAX 474-4826



PLAN FEATURES:

- 3294 SF. LIVABLE + GUEST COTTAGE
- GALLERY
- GOURMET KITCHEN
- FOUR FIREPLACES
- SEPARATE GUEST COTTAGE
- BUILT-IN BAR-BE-QUE



Amendments to the Design Guidelines

Design Guideline Changes: Amended at the BOD meeting on December 28th, 2007

- 5.2 Driveway Entrance

Driveways shall not exceed 20 feet in width at the property line, and a maximum of 16 feet wide on the Lot as shown on the Access Envelope, except as approved for parking and turnaround areas. Only one driveway entrance will be permitted for each lot.

- Chimney Caps

The height of the chimney caps will be decided by the Architectural Review Committee at the time plans are reviewed.

Design Guideline Changes: Amended at the BOD meeting on July 15, 2008

- 5.2 Driveway Entrance

Driveway entrance to be only appropriately colored interlocking concrete paver, natural stone and flagstone as the only acceptable driveway material. Removing embossed concrete, exposed aggregate and colored concrete from the approved material and also removing the sentence “Feature stripes of separate materials and special aggregate in exposed aggregate concrete will be review on a case-by-case basis”.