

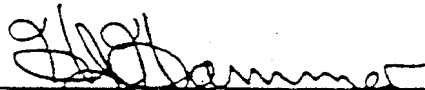


Red Mountain Ranch Owners Association

Design Development Guidelines
of
The New Construction Committee

MEMORANDUM OF ADOPTION
NEW CONSTRUCTION COMMITTEE
DESIGN AND DEVELOPMENT GUIDELINES

The undersigned members of the New Construction Committee of the Red Mountain Ranch Owners Association, constituting all of the members thereof, hereby adopt as of April 1, 1986, the Design and Development Guidelines of the New Construction Committee of the RED MOUNTAIN RANCH OWNERS ASSOCIATION ("Guidelines") dated January 1, 1986, pursuant to Article XI, Section 1, of the Declaration of Covenants, Conditions, and Restrictions for Red Mountain Ranch Owners Association, Dated May 30, 1985, and recorded on June 21, 1985 as Document No. 85-286511 in the Official Records of Maricopa County, State of Arizona (as amended). A copy of the Guidelines is attached hereto and incorporated herein by reference.



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DESIGN AND DEVELOPMENT GUIDELINES OF THE
NEW CONSTRUCTION COMMITTEE OF THE
RED MOUNTAIN RANCH OWNERS ASSOCIATION

Date: January 1, 1986

TABLE OF CONTENTS

1. DEFINITIONS

- 1.1 Association
- 1.2 Collector Street
- 1.3 Arterial Street
- 1.4 Secondary Street
- 1.5 Building Project
- 1.6 Building Setback
- 1.7 City
- 1.8 Common Area
- 1.9 Declarant
- 1.10 Declaration
- 1.11 Developer
- 1.12 Development Concept Plan
- 1.13 Development Guidelines
- 1.14 Ranch Master Development Plan
- 1.15 Development Team
- 1.16 Development Zone
- 1.17 Guidelines
- 1.18 Landscape Setback
- 1.19 Neighborhood
- 1.20 New Construction Committee or NCC
- 1.21 Person
- 1.22 Project
- 1.23 Site
- 1.24 Red Mountain Ranch
- 1.25 Red Mountain Ranch Owners Association or RMROA

2. INTRODUCTION

3. CRITERIA AFFECTATION SITE PLANNING

- 3.1 General
- 3.2 Housing Types
- 3.3 Circulation and Auto Storage
- 3.4 Pedestrian Circulation
- 3.5 Landscape Setbacks (Multiple Dwelling Unit Building Projects Only)
- 3.6 Building Setback (Single Dwelling Unit Building Projects Only)

3.7 Signage

3.7.1 Permanent Signage

3.7.2 Temporary Signage

3.7.2a Construction Sign

3.7.2b Real Estate Sign

3.7.2c Tract Sign

3.8 Walls and Fences

3.9 Outdoor Lighting

3.10 Utilities and Site Appurtenances

3.11 Trash Containers

3.12 Landscaping - Addendum #1

3.13 Natural Drainage

3.14 Consolidated Lots

3.15 Decks and Patios

3.16 Foundations

4. CRITERIA AFFECTING ARCHITECTURAL DESIGN

4.1 Design and Configuration

4.2 Building Height

4.3 Building Size

4.4 Materials and Colors - Addendum #2

4.4.1 Inappropriate Materials

4.4.2 Recommended Materials

4.4.3 Material Combination

4.5 Roofs

4.6 Windows

4.7 Chimneys and Vents

4.8 Energy Efficiency and Solar Design

4.9 Skylights

4.10 Professional Design Assistance

5. SPECIFIC SITE REQUIREMENTS

5.1 General

5.2 Requirements

1. DEFINITIONS

- 1.1 "Association" (as defined in Article I, Section 2, of the Declaration) shall mean and refer to the Red Mountain Ranch Owners Association, an Arizona non-profit Corporation.
- 1.2 "Collector Street" shall mean and refer to Country Club Road or to any of the streets constructed to a similar standard and performing a similar function.
- 1.3 "Arterial Street" shall mean and refer to Thomas Road & Bush Highway or to any of the streets constructed to a similar standard and performing a similar function.
- 1.4 "Secondary Street" shall mean and refer to all streets within the area covered by the RMROA other than Collector & Arterial Streets.
- 1.5 "Building Project" shall mean the total scheme of improvements constructed or proposed to be constructed upon any Site by a Developer.
- 1.6 "Building Setback" shall mean and refer to the areas, defined in these Guidelines, measured from the property line to any structure, which areas shall be unobstructed by structures from the ground upward, but which may include surface parking areas or other similar surface improvements.

Projection into setbacks, for example roof overhangs (3'0" max. overhang) Bay windows, chimneys, patio structures and porches are acceptable provided they do not create a negative impact on adjoining property.
- 1.7 "City" shall mean and refer to any official, agency, or body of the government of the City of Mesa, Arizona.
- 1.8 "Common Areas" (as defined in Article I, Section 3, of the Declaration) shall mean all real and personal property now or hereafter owned by the Association for the common use and enjoyment of the Owners, or areas established by other associations for the common use and enjoyment of their owners.
- 1.9 "Declarant" shall mean and refer to Game Creek Properties, Inc., a corporation, and any of its successors and assigns designated "Declarant" by the previous Declarant, in a recorded amendment to the Declaration.

- 1.10 "Declaration" shall mean and refer to the Declaration of Covenants, Conditions, and Restrictions for Red Mountain Ranch Owners Association dated May 30, 1985, and recorded on June 21, 1985, as Document No. 85-286511 in the Official Records, Maricopa County, State of Arizona, together with all amendments thereto.
- 1.11 "Developer" Shall mean any Person who has or will become an "Owner" (as Owner is defined in Article I, Section 11, of the Declaration), or any person acting as an agent of an Owner or a prospective Owner, seeking approvals pursuant to and required by the Guidelines, the Procedures, or Article of the Declaration.
- 1.12 "Development Concept Plan" shall mean and refer to a graphic plan entitled "Development Concept Plan" which may be prepared for each Neighborhood as it is ready to be developed.
- 1.13 "Development Guidelines" shall mean and refer to these Design and Development Guidelines, which may be modified or supplemented in the future, which are the design standards and guidelines prepared by the NCC pursuant to Article XI, Section 1, of the Declaration.
- 1.14 "Ranch Master Development Plan" shall mean or refer to the master land use plan which forms part of the planned area development submission to the City of Mesa, Arizona, and any subsequent amendments adopted as refinements to the original PAD Plan.
- 1.15 "Development Team" shall mean and refer to the Developer and all Persons which render service or consultation to the Developer pertaining to the design or construction of a Building Project. This term does not refer to any body, agency, or employee of the City, the Association, the Declarant, or the NCC.
- 1.16 "Development Zone" shall mean and refer to any of the areas delineated on the graphic plan included in the Guidelines as Figure 1 entitled Development Zones. A development zone has no relationship to the City Zoning Ordinance.
- 1.17 "Guidelines" shall mean the same as Development Guidelines defined in Section 1.11 hereof.
- 1.18 "Landscape Setback" shall mean and refer to areas,

delineated in the Guidelines and usually adjacent to, but within the Site boundaries, which are to be used exclusively for planting, pedestrian paving, or other uses deemed appropriate by the NCC. Uses which shall not be permitted within a Landscape Setback area shall include, without limitation, buildings, parking lots, parking structures, trash containers, mechanical equipment and any other item as deemed undesirable by the NCC.

- 1.19 "Neighborhood" shall mean and refer to an area for which the Declarant has prepared a subdivision plat and a concept plan.
- 1.20 "New Construction Committee" or "NCC" shall mean and refer the New Construction Committee described in Article XI of the Declaration.
- 1.21 "Person" (as defined in Article I, Section 14, of the Declaration) shall mean a natural person, a corporation, a partnership, trustee or other legal entity.
- 1.22 "Project" shall mean the same as Building Project defined in Section 1.5 hereof.
- 1.23 "Site" shall mean and refer to each of the lots described upon any recorded plat of the property encumbered by the Declaration or any portion thereof, except the Common Area (as defined in Article I, Section 3, of the Declaration), and excluding lots dedicated to any municipality or any other governmental entity. If such Site is further subdivided or resubdivided, each of the lots resulting from such subdivision or resubdivided shall be considered as a Site as that term is used herein and the restrictions of the Declaration shall apply to such Sites so created.
- 1.24 "Red Mountain Ranch" is the name of the property subject to the Declaration being a part of the City Mesa, Arizona.
- 1.25 "Red Mountain Ranch Owners Association" or "RMROA" shall mean the same as Association defined in Section 1.1 hereof.

2. INTRODUCTION

The general guidelines contained in Section 3 and 4 of these Guidelines form a basic body of principles to which all Projects must adhere. The purpose of the Guidelines is to protect the architectural standards of Red Mountain Ranch Owners Association, the investment of Red Mountain Ranch, Inc., and that of succeeding developers and Homeowners. The successful implementation of the Guidelines will ensure that the value of each succeeding property is influenced by the success and quality of the preceding or adjacent project. The goals of these general guidelines are:

- A. Attempt to prevent any functional or aesthetic degradation to the public space or common green areas at its interface with the Building Project.
- B. Avoid negative impacts of one Building Project upon another.
- C. Encourage the highest possible level of aesthetic and functional quality for areas and aspects of a multiple dwelling unit Building Project that are used by all residents of the Project.
- D. Create a level of consistency in the basic design elements used throughout Red Mountain Ranch which will help establish and overall quality and character for the community.

3. CRITERIA AFFECTING SITE PLANNING

3.1 General

The layout of individual buildings or building groups should exhibit visual order and harmony with the terrain without being monotonous. The basic objective is to achieve compatibility of the architecture and other site improvements with the site specific terrain and the immediate surroundings. The review is specific to adjacent properties and buildings and to the site itself. The siting and location of the main building or buildings should consider the following.

1. Existing natural grade and proposed final grade contours.
2. Street curb, driveway curb cut and swale grades as installed.
3. The presence of existing vegetation, including trees and shrubs as well as significant rock outcroppings.
4. Existing views from grade and final views from grade and at the various levels of the new structure.
5. Privacy requirements for the subject site and land use as well as the impact on surrounding sites now and in the future.
6. The location of access driveways and offstreet parking.
7. Yard setbacks, as required by these guideline and the final plat.
8. Of prime importance is the appearance of the building from the open space, road and other sites. Housing units should be sited in such a manner that they do not appear excessive in height when viewed from adjoining sites, drives, roads or open space areas. No building siting will be accepted which detracts from the value of adjacent properties, including the obstruction of major views.
9. The architecture of each structure shall be such that masses are generally parallel to the natural terrain. In areas excessive slope and in areas of narrow lot frontage, the building

mass may run perpendicular to the natural contours, but should be terrain fitted using such devices as stepped foundations.

10. Sites should be graded and drainage should be designed such as to minimize the alteration of the natural grades. Drainage to and from adjoining sites should be erosion free and minimized to the greatest extent possible.
11. Cut and fill slopes resulting from site grading should not extend beyond the property lines of the site.
12. Site specific constraints, such as views, topography, trees, solar orientation, wind, etc., should take priority as formative design parameters over the relationship of the house to the street.

3.2 Housing Types

The mix of housing types at Red Mountain Ranch is planned to include detached single family homes, townhouses and other attached product type in low-midrise form. Within each type there will be variation in size, density and demographic orientation.

3.3 Circulation and Auto Storage

A minimum of three (3) parking spaces shall be provided on each single dwelling unit Site, but additional will be encouraged. A minimum 16'0" drive shall be provided to accommodate off-street parking. Every effort should be made to minimize the garage as a dominant feature. A tile relief is considered essential to all garage door walls with flat roof configuration. Side or rear entry garages will be encouraged. A minimum lot width of 50' is established for side entry garages.

Access from the street should be as easy and direct as possible. Driveway access to corner lots should be from the least travelled street. Circular driveways provide good access and opportunity to accommodate off street parking.

A simple and concise vehicular circulation system shall be developed within each multiple dwelling unit Building Project. The size and extent of such system shall be kept to a minimum. Circulation should be direct and should not intrude into Project amenities or landscaped open areas. Any open parking stalls or

carports should be screened from view from outside of the Site. When individual garages are provided, the facade design and setback should be varied to present an overly repetitive streetscape. Garage doors which face the edges of the site should be screened from view from outside the Site, where possible.

3.4 Pedestrian Circulation

A pathway system shall be provided within each multiple dwelling unit Building Project which is designed to allow convenient access along all streets within the Site to the edges of the Site which border streets. Pathway systems within multiple dwelling unit Building Projects should connect to the overall pedestrian circulation system, to adjacent greenbelts, common green areas and provide pedestrian access to the lake on Building Projects with common area water frontage.

3.5 Landscape Setbacks (Multiple Dwelling Unit Building Projects Only)

A minimum Landscape Setback of 20 feet shall be maintained from public street rights-of-way adjoining the Site and 25 feet from all other Site boundary lines, subject to exceptions for access driveways. Landscape development within each Project should make a gradual transition from the type of landscaping with the Landscape Setbacks by using similar plant materials and arrangements. Elsewhere within the Site, landscape design should be site specific providing identity and individuality for the development but should not reinforce lot lines and property boundaries.

3.6 Building Setbacks (Single Dwelling Unit Building Projects Only)

It is the intention that homes will have varied setbacks, be carefully sited in random order where vegetation and topography indicate. Where practical, garages on 50' - 90' lots shall be side entry or front entry sited 25'.0" from the property line. The intent of this guideline is to encourage variety in garage configuration. Diagrams under 3.6 illustrate how front entry and side entry on 50'0" can be handled.

3.7 Signage

3.7.1 Permanent Signage

Any permanent signage installed on the property may only indicate the name of a Building

Project. Permanent signage shall not be used for the purpose of advertising. Each multiple dwelling unit Building Project shall be permitted one permanent sign at each vehicular entry. The design of the sign should relate to the Building Project using similar materials, colors and construction techniques. The design and placement of any sign must be reviewed and approved by the NCC before the sign(s) is installed as part of the Stage 3 approval process.

3.7.2 Temporary Signage

Three types of temporary signs are allowed. The design and placement of any sign must be reviewed and approved by the NCC before the sign(s) is installed. Temporary signs shall not be illuminated and shall conform to the following requirements:

(a) Construction Sign

May identify the Developer, designers, lenders and major contractors of work actively under construction on the Site. The sign may be placed on the Site before construction begins and it must be removed before occupancy. One (1) construction sign is allowed for each Building Project. Construction signs may have one maximum dimension of 24 inches and a maximum area of 576 sq. inches. In the case of multiple dwelling unit Building Projects, the construction sign shall be freestanding, maximum 6'0" tall from grade. The sign must be set back 5 feet from the property line, must be placed parallel to the street, and must be located within the Site. Construction signs will not be allowed in a street, on neighboring property or on buildings and may not exceed the maximum sq. ft. set in the City sign ordinance.

(b) Real Estate Sign

Each dwelling unit may erect one (1) real estate sign to advertise the sale, rental, or lease of the premises upon which the sign is located. When more than one dwelling unit is being advertised for sale, rent or lease by the same Owner, only one real estate sign is allowed. The real estate sign must be located on the property of the unit it is advertising and not

in any Common Area or on public property. In the case of single dwelling unit Building Projects, the sign shall be a maximum size of four square feet. The longest side of the sign may not exceed 30 inches in length.

(c) Tract Sign

Each Building Project which contains thirty or more dwelling units may erect one (1) tract sign. The sign may not be installed until the units are available for purchase and it must be removed when the last unit is sold. The tract sign shall be located within the Site and setback 10 feet (minimum) from the property line. The NCC may consider an off-site tract sign if a Building Project has no significant frontage on a public street. It is the responsibility of the Developer to obtain any and all approvals required from the City, RMR and/or other property owners before erecting an off-site tract sign within Red Mountain Ranch. The maximum size of a tract sign is 64 square feet. Sign proportions shall be from 1.1 to 3.1. The top of the sign shall be no higher than twelve feet above finish grade. Building Projects with two to thirty dwelling units and commercial Projects will be allowed one smaller tract sign, with a maximum size of 16 sq. ft.

3.8 Walls and Fences

Predominantly wood fences are strongly discouraged at Red Mountain Ranch.

Alternative fence materials can achieve the need results. For example, short segments of screen wall may be combined with landscaping to achieve the desired amount of privacy without a sever impact on natural open space. Use of plant/material alone can be an alternative. Where sound attenuation in areas adjacent to major roads is a factor, or where security, privacy or safety such as around swimming pools is desired, solid black walls with stucco finish or open iron grill work are recommended. Where long runs of fence are required undulation and combined materials are encouraged.

Care should be taken in placement of walls to avoid unwanted shadows, loss of natural ventilation and views.

Wall height should not be greater than is necessary for its intended use. Walls should be high enough to provide privacy or a sound barrier yet low enough to permit views. The height and design of walls should generally conform to other walls in the areas. In general, for privacy, security and safety, walls should be 5.0" high max., for sound attenuation - 6'0" high min. articulated and for property line demarcation a 3'0" high wall with wrought iron rail or alternative materials above is preferred. A tile relief is considered essential to all wall designs.

The tops of all walls should be even and visually pleasing. Vertical members should be plumb and should not extend beyond the upper most horizontal portion of the wall. On sloping ground walls should be stepped.

Continuous perimeter walls surrounding a multi-family dwelling unit project will not be allowed. Walls for privacy and security from the streets and from neighboring projects will be designed as an integral part of the landscaping and will not be continuous but broken with berms, shrubs, setbacks and other landscape devices. Screen walls for trash areas or equipment storage and privacy screens and walls for yards and patios of individual units will not exceed six feet in height. The design and finish of such walls would be the same as the finish for the buildings. Walls will not be allowed in landscape setback areas. All proposed walls and screens will be indicated on the landscape drawings and submitted as part of the Stage Three approval for review by the N.C.C.

Chain link fencing will only be allowed as temporary construction fencing. Colored vinyl-coated chain link fencing will be allowed for tennis courts, but not for swimming pools.

3.9 Outdoor Lighting

Outdoor lighting installed within Building Projects should be functional and should enhance the overall appearance of the Project. Outdoor lighting shall not be obtrusive or glare toward streets, neighboring properties, walkways or housing units within the Project. Soffit mounted spotlights and lighting colors other than white are generally discouraged. Soft colors may be appropriate for certain building types, e.g. resort hotel. Soffit mounted downlighting and building mounted lighting at entries and patios should be subtle and attractive. All outdoor lighting must be reviewed and approved by the NCC.

3.10 Utilities and Site Appurtenances

All utilities must be installed underground. Surface mounted appurtenances, transformers, switches, meters, valves, boxes, etc. shall be screened from view and should be grouped together into one area located away from streets, public view and activity whenever possible and screened with landscape devices and plant material.

Compressors for central air conditioning systems which are located outside the exterior of a building shall be adequately screened. If possible, all exterior mechanical equipment should be incorporated into the overall form of the dwelling.

Roof mounted air conditioning units on sloped roofs or cut-out roof areas are unacceptable. Ground A/C units only will be acceptable on individual single family homes with sloping roofs. On flat roof applications, a parapet wall to the same height as the unit on a horizontal plane must be provided around the entire perimeter of the flat roof area. Some form of architectural housing may be used in place of the parapet wall, subject to NCC design approval.

3.11 Trash Containers

Trash collection containers shall be completely screened and located as inconspicuously as possible, away from public streets and public view. If the trash enclosure is free standing, it shall be integrated into the Site design as a part of other site elements (carports, pergolas, etc.) and shall not appear as an isolated element.

3.12 Landscaping (See Addendum #1)

Desert areas mixed with areas of grass are preferred, no restriction to desert only is intended. Softer, more exotic treatments are encouraged to provide a varied landscape. No design patterns using colored rocks and gravel will be approved.

Homeowners and developers' landscape plans shall be approved by the NCC or the Project Architect. General character of existing terrain and landscape should be retained. Areas close to the dwelling offer the best opportunity for varied landscape treatment including ornamental and small trees or shrubs. Remaining areas should be planted with vegetation native to the existing terrain.

SUPPLEMENTAL DESIGN AND DEVELOPMENT
GUIDELINE OF THE NEW CONSTRUCTION COMMITTEE

RE: ROCK AND GRAVEL IN LANDSCAPING

The color and placement of rock or gravel to be used in landscaping is included within the items of landscaping which require the prior review and approval of the NCC, as part of the NCC's role and jurisdiction regarding the initial implementation of landscaping within a lot. Rock and gravel colors shall belong to the natural desert palate and shall in no event include whites, greens, blues or primary tones of other hues inconsistent with the natural desert environment. Using different colors of rock or gravel in different areas of a lot is generally discouraged but may be acceptable where the colors do not present a high level of contrast and are not used to create designs, geometrical shapes and repeating patterns, numerals or letters or to define shapes that call undue attention to the contrasting colors. General areas or fields of gravel of natural desert tones are acceptable. Natural dry river bed treatments to drainage areas is acceptable. When making submission to the NCC of landscaping plans, applicants shall furnish actual specimens of the colored rock or gravel proposed for use.

ADOPTED as of November 4, 1987, pursuant to Article XI, Section 1, of the Declaration of Covenants, Conditions and Restrictions of Red Mountain Ranch Owners Association.

A minimum of 2 24" boxed mature trees should be provided in each front yard by the Builder/Developer on move-in. Since landscaped areas may be used for surface water run-off, landscape improvements should not restrict water flow and should prevent erosion in these areas.

In lots which adjoining open space or greenbelts, landscape plans should provide for a transition between the natural landscape that exists in the open space or greenbelt area and the improved landscape areas constructed by the owner/builder. Wherever possible, landscape plans for adjoining Sites should be coordinated to allow tree grouping, berming and landscape continuity across lot lines.

Improvements shall be located on the Site where they least alter the natural terrain and tree cover. Saguaro cacti and other desert vegetation considered worthy of retention by the NCC shall not be cut or plant roots disturbed for construction without specific approval of the NCC. Saguaro cacti and other vegetation adjacent to the construction areas shall be fenced and protected by Developer during the construction period. Such fencing shall also remain in place until the major part of the outside work is completed.

3.13 Natural Drainage

On sloping terrain treatment of surface drainage must be carefully handled to avoid excessive soil erosion. Storm drainage for lots with less than 70 front feet shall be directed to the street. For lots with more than 70 front feet, surface drainage will be in accordance with the concept and design on the tract grading and improvement plan. It shall be the responsibility of the Site owner to insure the system functions in accordance with this plan. All drainage changes shall be reviewed and approved by the NCC, after review by an engineer designated by the NCC. Surface waters may not be discharged onto neighboring property in a manner detrimental to that property.

On sloping land each neighbor receives water from those above his and deposits water on those below. Therefore, a pattern of compulsory mutual responsibility for drainage is established. Storm water from buildings and pavements on each site shall be directed by pipe or swale to the nearest storm sewer or natural waterway on the Site in a manner that is not detrimental to the neighboring property. Storm water originating from the

natural watersheds of adjacent property shall be accommodated and transmitted through the Site to an existing outlet or continuing through the Site to an existing outlet or continuing natural watershed. Drainage patterns which direct surface water to the Golf Course or streets are preferred.

3.14 Consolidated Lots

With approval of the NCC, any owner of one or more adjoining Sites (or portions thereof) may consolidate such Sites or portions into one single-family residence building site, with the privilege of placing or construction improvements on such resulting Site, in which case, setback lines shall be measured from the resulting side property lines rather than from the Site lines as indicated on the recorded plat. The greatest depth of front yard setback will be used.

3.15 Deck and Patios

Outside spaces such as covered patios, patios, terraces and decks are important to every home; they are direct extensions to the inside living spaces of each residence. The design of outside living spaces should be coordinated with the design of each home. Decks should not infringe unduly on the privacy of neighboring homes.

Decks should be designed to minimize unsightly supporting structures and to complement the total design. Landscaping should be used to "soften" and hide the space between a deck and the ground. Balconies should be carefully sited and some privacy must be maintained.

3.16 Foundations

Houses must be designed and located so as to minimize exposed foundations. Exposed concrete may be used for foundation walls, however, exposed concrete walls over three feet in height may be required to be sand-blasted or stained at the discretion of the NCC. Proper grading of the Site so as to "sink" the house into the ground and siding to grade are acceptable means of disguising awkward foundations. Exposed foundations must be brick, stucco or other approved materials. Parged, painted or exposed concrete blocks are not acceptable.

4. CRITERIA AFFECTING ARCHITECTURAL DESIGN

4.1 Design and Configuration

Homes at Red Mountain Ranch are not restricted to one style or character. Traditional as well as contemporary design is acceptable if standards of materials and colors are followed. Santa Fe and territorial designs will require more careful consideration and siting within a contemporary southwestern theme.

Emphasis is placed on building "forms" rather than on building "style". Form is determined by building height, number of stories, roof pitch, depth of overhangs, etc. Red Mountain Ranch homes should combine natural materials, natural colors and natural form. The roof form and building mass should fit in with the Site and be compatible with neighboring homes. Special consideration should be given to the siting of the building with emphasis on the relationship to existing grades, preservation of natural site features, desert vegetation, plants and relationships to the neighboring Sites and vistas.

4.2 Building Height

The maximum building height for single family dwelling units will be 25 feet. On sloping sites, split level homes or homes with special features like balconies overlooking views or basements open to grade are encouraged. Height of one story homes must not exceed 25' measured from first floor line to the ridge line. Height of one and one half story homes must not exceed 30 feet from first floor line to ridge line. Height limitations may be applied to special Sites as determined by the NCC. Height of two story should not exceed 35'0".

In general, building height will be measured vertically from finished grade to the highest part of the roof or building element, excluding chimneys. On sloping sites, height is measured from the highest contour elevation at the foundation.

4.3 Building Size

Building size limitations will apply to specific individual subdivisions, development phases of Building Projects as determined by the NCC.

The minimum finished floor area for a single family

dwelling unit on an individual Site in Red Mountain Ranch is 1100 square feet. Minimum square footage requirements exclude garages, porches, unattached structures and basements.

4.4 Materials and Colors (See Addendum #2)

~~All exterior materials and colors shall be approved by the NCC. A limited materials and colors palette will usually appear best. Excessive lightness to darkness should be avoided when selecting colors. Primary contrasts should come from forms and resulting light and shadow, not from paint or stain variation. Generally, off white and warm earth tones provide the basic color range for large surface areas. Small areas, such as doors and wood sash, provide opportunity for color accent if desired. Integral color stucco is prohibited. For consistent color finish, stucco should be painted using subtle variations of pastel shades. Pink finishes are not acceptable. Mission tile roofs are the preferred roof finish.~~

Flat tile or fire-treated wood shakes are acceptable. Clay or concrete tiles within the earthtone color range may be acceptable. Felt tile roof finishes or asphalt shingles are not acceptable. Flat roof treatments characteristic of southwestern style housing are encouraged, provided they are properly detailed to combat the problems of water penetration. Walls may be wood or stucco. Brick or approved stone masonry may be considered. Masonite wood panels/lap siding accents or similar materials may only be used on the front elevation of a dwelling, not on side or rear or in small amounts of masonite/wood panel at rear patio areas.

- Quarry tile, brick and stamped concrete paving, and wood decking make attractive floors for patios and entrances.
- All windows and door frames shall be anodized or factory paint finished. Colors are also acceptable.
- Standard Natural "Aluminite" Aluminum frame sliding glass doors, screens and windows are not acceptable.
- "Front-oriented" treatment or changes in materials between elevations are not acceptable. Stucco front and painted slump block sides and rear are not acceptable.

DESIGN AND DEVELOPMENT GUIDELINES
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
RED MOUNTAIN RANCH OWNERS ASSOCIATION

These Design and Development Guidelines Pursuant to Declaration of Covenants, Conditions and Restrictions for Red Mountain Ranch Owners Association is made as of the 14th day of February, 1989 by the Red Mountain Ranch Owners Association, acting through its Board of Directors.

WHEREAS, that certain Declaration of Covenants, Conditions and Restrictions was executed as of May 30, 1985, by Red Mountain Ranch, Inc., the Declarant thereunder, and was caused to be placed of record in the Official Records of Maricopa County, Arizona, as Document No. 85-286511 on June 21, 1985, and was thereafter duly amended by amendments likewise placed of record; and

WHEREAS, Article XI, Section 1, of the Declaration, at page 19 and 20, establishes the New Construction Committee (NCC) constituting Design and Development Guidelines promulgated thereunder; and

WHEREAS, pursuant to Article XI, Section 1 of said Declaration, the NCC shall have sole and full authority to prepare and to amend the Guidelines and Procedures as therein provided, and

WHEREAS, said Design and Development Guidelines, at Section 4.4 Materials and Colors, Paragraph 1, provides for "off white" as acceptable for large surface areas, and

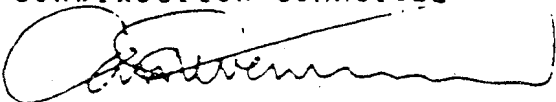
WHEREAS, the Board of Directors has duly adopted a resolution specifying the words "off white" be removed as hereinafter set forth and to have same placed of record in the Official Records of Maricopa County, Arizona;

NOW, THEREFORE, the Association, through its Board of Directors, hereby establishes the following restated Design and Development Guidelines, 4.4 Materials and Colors, Paragraph 1, which shall be placed of record in the Official Records of Maricopa County:

4.4 Materials and Colors (Paragraph 1, a relevant part)
All Exterior materials and colors shall be approved by the NCC. A limited materials and colors palette will usually appear best. Excessive lightness to darkness should be avoided when selecting colors. Primary contrasts should come from forms and resulting light and shadow, not from paint or stain variation. Generally, warm earth tones provide the basic color range for large surface areas. Small areas, such as doors and wood sash, provide opportunity for color accent if desired. Integral color stucco is prohibited. For consistent color finish, stucco should be painted using subtle variations of pastel shades. Pink finishes are not acceptable. Mission tile roofs are the preferred roof finish.

IN WITNESS WHEREOF, the undersigned Secretary, acting on behalf of the New Construction Committee, has executed this Additional Land Use Standard pursuant to Declaration of Covenants, Conditions and Restrictions for Red Mountain Ranch Owners Association as of the date first hereinabove set forth.

RED MOUNTAIN RANCH OWNERS ASSOCIATION,
an Arizona nonprofit corporation
NEW CONSTRUCTION COMMITTEE

By: 
Ian Stevenson
Secretary, NCC

Developers should avoid the extensive use of two or more different materials on exterior elevations.

4.4.1 Inappropriate Materials

Although any material can be used well, some materials have fallen short more often than others. The use of the following materials for exterior finishes may cause problems in achieving the desired design quality and are not considered suitable and would require specific written NCC approval before use:

- A. Sheet metal siding
- B. Painted concrete (except for stem walls)
- C. Mirrored glass
- D. Ceramic tile (accent relief to walls are acceptable)
- E. Masonite or plywood siding (except small accent areas)
- F. Noticeably multicolored masonry
- G. Brightly colored masonry
- H. Exposed concrete block (slump block may be acceptable)
- I. Aluminite finish clear or gold anodized aluminum
- J. Speckled or glazed brick
- K. Log siding
- L. Ferro-cement siding
- M. Untreated or unstained wood
- N. Integral color stucco
- O. Felt tiles and asphalt shingles or fiberglass
- P. Rouladen screens
- Q. One piece garage doors
- R. Aluminum windows

4.4.2 Recommended Materials

There are certain materials whose use is considered appropriate. These include, but are not limited to:

- A. Stucco. Natural, subtle, sand finish texture, with a flat, crisp surface. Swirls, scratches, splashes and artificial textures are discouraged. Light colored paint or stain finishes are preferred. Integral color stucco is not acceptable. White stucco should be used with discretion or may be softened slightly with gray or brown. Stucco buildings demand special attention to form and composition so that architectural interest can be maintained without resorting to extensive trim or panels of other materials.

B. Wood. Natural board siding, rough or smooth finish, vertical without battens, tongue and groove board siding without joints; wood shingles, all with transparent sealer, light stain, or bleach. Paint is not as desirable for a dominant wood finish. Wood roofing shingles are acceptable.

C. Brick. Natural sand mold brick is preferred. Colors should be rich but restrained and brick detailing such as header courses or soldier courses are encouraged at chimneys, steps, etc.

D. Stone. Natural native stone laid in a natural horizontal bed is preferred. Rubble and roughly squared stone should be used. If flat-faced, vertical bed stone is used, flush joints rubbed with burlap are recommended.

E. Concrete. Concrete may be considered as a dominant finish when stained, sand blasted, integrally detailed, and/or textured. Use of concrete as an overall building material will be at the discretion of the NCC.

4.4.3 Material Combination

In general, limiting the number of finish materials is encouraged. Surface panels of wood, brick, stone, etc. are very much discouraged. Transite, masonite, hardboard and other man-made materials can only be used in small panels on front elevations and must be painted to blend with natural materials.

4.5 Roofs

Roof forms should give interest to the skyline, give definition to massing, but not be overly complex. Pitches less than 4/5 in 12 are discouraged unless flat or almost. Mansard or gambrel roof forms are generally discouraged. Roof finishes that are generally discouraged include:

- A. Metal roofing
- B. Composition roll roofing
- C. Built-up roofing on pitched roofs
- D. Glazed Tile

Garages can be disguised and the dominance of the garage, particularly, in zero lot line/patio homes

alleviated by introduction of roof elements to garage form.

Careful attention must be given to the location and detailing of all skylights, vents and other roof appurtenances. All roof mounted equipment must be screened from view.

4.6 Windows

Careful attention must be given to the proportion, form and detail of all windows. Application of non-functional shutters or artificial muntins are acceptable as long as they appear with some depth and not the thin applied snap-on type. Bronze/black anodized metal sash is preferred. Awnings or shading devices are encouraged if they compliment and enhance the overall design. Use of decorative tile, fishmount tiles and wing walls to windows for shade and noise attenuation are encouraged.

4.7 Garage Doors

All garage doors to be of double/triple panel arrangement, to be wood or metal (wood backed and sound insulated). No one piece doors will be permitted. All garage interiors to be finished with a uniform paint or texture.

4.8 Chimneys and Vents

Chimneys must be planned as part of the overall architecture, carefully proportioned and placed with a cap or spark arrester. All vents shall be sized, composed and colored to harmonize with the surrounding materials. No fans or space conditioning equipment or duct work visible from outside the Site shall be allowed on the roof surface. Plumbing shall be organized so as to minimize vents. Plumbing vents should be grouped into an organized pattern where visible and, wherever possible, concealed from view. No galvanized metal or other contrasting finished are to be visible from the streets or any other surrounding lands. All attic fans and attic ventilators must extend to the ground and be placed so as not to be visible from neighboring streets. Effort should be made to put all plumbing and mechanical vents to the rear of the roof ridge lines where practical. It will be required that they shall be painted to match roof color.

4.9 Energy Efficiency and Solar Design

Energy saving features of the building skin, space conditioning or hot water system, lighting, etc. are strongly encouraged, and will be addressed in the design review process. Passive solar design should be considered on all Projects. Active solar appurtenances must be integrated into the building architecture if used. Special consideration should be given to the location, finished and reflective qualities of solar panels. Solar collectors and satellite dishes must be concealed behind a parapet wall extending around the entire area of the flat roof surface to a height equal to the highest point of the equipment.

4.10 Skylights

Flat skylights are preferred on exposed, slope roof surfaces.

4.11 Professional Design Assistance

All multiple dwelling unit Building Projects shall be designed by and shall have construction drawings bearing the signature of architect registered to practice in Arizona.

5. SPECIFIC SITE REQUIREMENTS

5.1 General

As part of the Development Guidelines, Specific Site Requirements will be established for each Building Project within Red Mountain Ranch. Once the Secretary has a basic understanding of the Developer's program, he will propose the draft of these requirements to the NCC for adoption. The requirements will be furnished to the Developer for insertion in this section of the Development Guidelines.

5.2 Requirements

The requirements may include, but not necessary be limited to, the following items:

- Use
- Height Limitations
- Landscape Setback Areas
- Building Setback areas
- Greenbelt Easements
- Auto Circulation
- Auto Storage
- Pedestrian Circulation
- Site Layout Criteria
- Building Form
- Finish Material and Color Recommendations
- Miscellaneous Requirements

SKY MOUNTAIN ESTATES SPECIFIC SITE REQUIREMENTS

Section 1: Sky Mountain Estates Development Philosophy

Section 2: Landscaping And Site Development Standards

- 2.1 Building Envelope
- 2.2 Sitework
- 2.3 Parking Spaces
- 2.4 Washes And Drainageways/Easements
- 2.5 Access Driveways
- 2.6 Setbacks
- 2.7 Site Drainage And Grading
- 2.8 Utility Easements
- 2.9 Lighting - (Addendum #3)
- 2.10 Swimming Pools
- 2.11 Tennis Courts
- 2.12 Storage Tanks/Sheds
- 2.13 Lot Restrictions
- 2.14 Golf Cart Access To Golf Course Property
- 2.15 Boundary Walls
- 2.16 Address Identification

Section 3: Architectural Standards

- 3.1 Height Of Structures - (Addendum #4)
- 3.2 Building Size
- 3.3 Roofs
- 3.4 Materials/Colors
- 3.5 Skylights/Windows
- 3.6 Service Yards
- 3.7 Parking Area Requirements

Section 4: Common Areas

Section 5: Construction Regulations

- 5.1 Pre-Construction Conference
- 5.2 Occupational Safety And Health Act Compliance (OSHA)
- 5.3 Construction Trailers, Portable Field Offices, Compounds And Construction Fencing - (Addendum #5)
- 5.4 Debris And Trash Removal
- 5.5 Sanitary Facilities
- 5.6 Vehicles And Parking Areas
- 5.7 Conservation Of Landscaping Materials
- 5.8 Excavation Materials
- 5.9 Blasting
- 5.10 Restoration Or Repair Of Other Property Damaged
- 5.11 Miscellaneous And General Practices
- 5.12 Construction Area Plan
- 5.13 Construction Access
- 5.14 Dust And Noise
- 5.15 Temporary Construction Signage
- 5.16 Daily Construction Operations
- 5.17 Compliance Deposit