Red Lake Mountain Ranch - Architectural Design Guidelines

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Red Lake Mountain Ranch HOA
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These Architectural Design Guidelines and Regulations have been created in order to ensure that all improvements at Red Lake Mountain Ranch preserve a level of architectural desirability and conformity to increase the value of the property for present and future owners.

In accordance with the recorded CC&Rs this document sets forth the design theme, specific architectural requirements and construction compliance regulations. These design guidelines are to be used by all persons who are involved in any building, additions, changes, alteration or remodeling of any property at Red Lake Mountain Ranch. The Architectural Design Guidelines shall be administered and enforced by the procedures set forth within the CC&Rs.

This document has been adopted by the Architectural Review Committee (ARC) and may be amended from time to time by the ARC. Before submitting plans, it is the responsibility of each Owner, Architect, Builder, Contractor or authorized agent to obtain and review a copy of the most recently revised Architectural Design Guidelines.

Please contact the Property Manager, Brian Lee Wilson, for copies of the Recorded CC&Rs and the most current version of the Architectural Design Guidelines.

A glossary of terms in these Architectural Design Guidelines are defined in the Appendix of this Document.

Architectural Design Guidelines

1.0 Overview of Requirements

Pursuant to Article II _Use and Restrictions Section of the Red Lake Mountain Ranch CC&Rs the following checklist is used to ensure compliance with the Architectural Design Guidelines.

1.01 One single-family residence per lot with attached garage with a maximum number of accessory buildings not to exceed two or exceed 900 square feet in total. Accessory buildings must be built in accordance with Coconino County Building Regulations and be located at least 60 feet from the primary residence.

1.02 No unconventional home designs such as dome or "A" frame are to be allowed.

1.03 No Modular and/or Mobile Homes are to be allowed. All Primary Dwellings are to be site built.

1.04 Minimum size of Primary Dwelling is 1,600 square feet.

1.05 Location of single-family residence also referred to as Primary Dwelling to meet applicable setback criteria:

1.06 The Primary Dwelling must be oriented towards the street the driveway is attached to. Not withstanding the foregoing, Primary Dwellings can be adjusted in orientation for aesthetical or design reasons.

1.07 All exterior paint colors are to be approved by the Red Lake Mountain Ranch DRC.

1.08 All exterior window frames must be tan, bronze or sandstone in color. White and/or other light color window frames are prohibited.

1.09 All reflective materials on roof surfaces and exterior wall surfaces must be painted so as to not reflect light. Typically unpainted vents, flashings and duct work have a reflective metal surface.

1.10 Attached garage with not less than 400 square feet, consistent with the style and construction of the attached dwelling.

1.11 Body of the roof to have a minimum 4/12 pitch roof and maximum 12/12 pitch.

1.12 Any Guest House must be of similar construction and style as the Primary Dwelling, congruent with the Coconino County Building Code.

1.13 HVAC units are not allowed on rooftops. Rather, HVAC units must be hidden from street view on the ground level.

2.0 Architectural Guidelines & Building Development Standards

2.1 Construction Period: Unless otherwise approved by the Committee, Construction shall not exceed 24 months after commencement of clearing on a building site.

2.2 Setbacks: The building envelope on each Lot shall be defined as the area within the following setbacks:

2.2.1 Setbacks: The front setback shall be measured from the nearest portion of the front

property line toward which the entryway of the house faces, and the rear setback shall be measured from the rear of the house to the nearest rear property line.

2.2.2 Drainage Easement Setbacks: Various lots in Red Lake Mountain Ranch have drainage easements for the drainage system. These easements are utilized to protect engineered drainage ditches and drainage retention areas. These easements are depicted on the Recorded Final Plat. A setback from this easement line to the edge of Primary Dwelling of 25' is required to allow adequate separation.

2.3 Size: Each Dwelling Unit shall contain not less than 1,600 feet of livable, heated space, excluding garage space.

2.4 Building Height: Maximum building height for any Dwelling Unit shall not exceed 35' feet above the existing grade on the property; and, not notwithstanding the foregoing; no structure upon any Lot shall exceed pertinent height limitations of the Coconino County Zoning Code.

Note: All Finished Floor Elevations (FFE) must be matched to the individual lot elevation specified on the recorded plat. These elevations are specific to each individual lot.

2.5 Building Materials: The Architectural Design Committee encourages Green Building Techniques.

Approved Materials:

1. Prefabricated Lap Siding - Siding with simulated woodgrain.
2. Masonry - brick or stone, log and natural wood.
3. Other Materials - Stucco over masonry block or frame
4. Composite Lap Siding - Hardi Plank
5. Select newer product high end metal roofs may be approved.

Prohibited Materials:

1. Plywood Siding
2. T-l11 Siding
3. 4' x 8' Vertical Shear Paneling
4. Corrugated Metal Roofing
5. Galvanized Metal Roofing
6. Wood Shake Roof Shingles
7. Any roofing material that is not fire rated Class I.

2.6 Roof Materials. Pitched roofs shall have a minimum pitch of 5' feet of rise for every 12' feet of run, (5/12) not exceed 12' feet of rise for every 12' feet of run (12/12). "A" frame roof configurations are not to be allowed. Architectural composite asphalt shingle minimum 40 year or 300#, flat concrete tile or slate and a standing seam roof.

1. All roof colors shall be non reflective, earth tones colors as approved by the ARC.

2. Roof Soffits are required to enclose the under portion of the exterior roof line. These Soffits are to be painted to match the exterior of the Primary Dwelling. Soffits may be sloped or

horizontal in configuration, as desired by the Builder/Owner

3. Roof mounted HVAC are not permitted. Solar panels are allowed subject to the Committee's approval of their installation in an inconspicuous location. Subject to the approval of the Committee, non reflective metal roofing (other than corrugated or galvanized metal) may be allowed.

2.7 Fences. Maximum height for a fence is 6' above grade. Fence layout designs must be approved in writing by the Architectural Review Committee*. A completed Fence Review Submittal Form with a detailed site plan depicting the location, height, color, type of materials and required setbacks if applicable* must be submitted to the Architectural Review Committee.

A written approval from the Architectural Review Committee must be issued to the applicant prior to the start of any fence installation work.

**Pursuant to Article II and Section 2.01 L of the Red Lake Mountain Ranch CC&Rs.*

The following are approved and prohibited materials for fencing purposes.

Approved Fencing Materials:

1. Wooden Split Rail - Unlimited Use
2. Metal Pipe Fence Backyard Only
3. Wooden Privacy Fencing - Limited Use
4. Barb-less T-Post Fencing Rear and Side Yard Fencing Only
5. No-Climb Horse Wire
6. Select colored chain link fences if color is approved by the Architectural Review Committee.

Prohibited Fencing Materials:

1. Perimeter Privacy Fencing
2. Picket Fencing
3. Vinyl Fencing

1. Wooden Split Rail Fencing: The classic look of natural split rail fencing is ideal for perimeter fencing and decorative fencing purposes. Only unpainted, treated wooden split rail is allowed. An unpainted metal mesh may be affixed to the interior portion of the fence to assist in containing animals. Split rail fencing must not be painted. This type of fence may be used on all sides of the Primary Dwelling.

2. Metal Pipe Fencing: This equestrian use fencing is permitted only in the backyard areas. Colors allowed are Brown, Green, Grey, Black or Rust Color Tones. An unpainted metal mesh may be affixed to the interior portion of the fence to assist in containing animals.

3. Wooden Privacy Fencing: This material is limited in its use because of its tendency for deterioration in areas of frequent winds like Red Lake Mountain Ranch. This fencing must be adjacent to the primary dwelling and/or any out building. Metal pipe support structures must remain on the interior side of the fence line so that they are out of sight for neighbors. This type of fencing is ideal for enclosing wood piles and excess belongings.

Privacy fencing must be limited to no more than 250' lineal feet per lot. If adjacent to the Primary Dwelling the following conditions apply: Width of privacy fencing must not be greater than the width of the Primary Dwelling. Depth of privacy fencing must not exceed 50'. Lastly, privacy fencing may only be used in the back of the Primary Dwelling.

4. T-Post Fencing: Rear and Side Yard Fencing Only. If perimeter fencing is desired for over the 900+ lineal feet of side and rear lot property lines, T-Post Fencing is a desirable and economical type of fence to be used. This type of fencing is not allowed for fencing purposes along the front and/or street side of any lot. T-Post must be grey, green or brown in color. White tops not to exceed 12" are acceptable.

2.8 Equestrian Facilities. — The maximum number of accessory buildings shall be no more than two per lot. The structures shall not exceed 20' feet above the existing grade. The structure shall be in reasonable architectural harmony with the Primary Dwelling Unit. Site built structures are strongly encouraged over prefabricated structures. Lighting for all equestrian facilities shall not illuminate or reflect light onto adjacent Lots and shallconform to the Coconino County Lighting Ordinance.

Setback Requirements for Equestrian Facilities:

Side Set Back	20'
Distance from Adjoining Lot Dwellings	100'

2.9 Exterior Appearance and Colors

Only Color Combinations approved by Red Lake Mountain Ranch DRC may be used for exterior new painting, repainting and/or remodel work.

Red Lake Mountain Ranch Home Owners Association
Home Owners Association
Brian Lee Wilson, Property Manager
c/o Dallas Real Estate
5200 East Cortland Blvd, Suite D-1
Flagstaff, AZ 86004

*All exterior window frames must be tan, bronze or sandstone in color. White or light colored window frames are prohibited.

*Exterior doors must be similar in color choice to the color of the Primary Dwelling. White doors are prohibited.

2.10 Driveways and Parking. For each Primary Dwelling erected, a minimum two car garage attached to the Primary Dwelling. Locating the garage door to face the side yard is encouraged but not required. Additionally, adequate on-site parking for at least two other vehicles is required.

Driveways shall be constructed of approved surface materials, including cinder, gravel, asphalt, concrete, exposed aggregate and specialty pavements. No exposed dirt driveways will be allowed.

Driveways shall be used for construction access and to accommodate guest parking. No street parking is allowed.

Note: All lots with driveway side drainage easements must install a driveway with corrugated metal pipe for drainage purposes. Coconino County requires encroachment permits for establishment and use of residential driveways. For requirements and specifications for this process please contact the Coconino County Community Development Office.

2.11 Guest Facilities - Guest houses must be congruent with the construction technique and architectural theme

of the Primary Dwelling.

2.13 Utility Yards. No equipment storage area shall be permitted except behind walls, in enclosed yards, or screened by landscaping so as not to be openly visible.

2.14 Lighting. All exterior lighting visible from adjacent lots and common roadways, including patio lighting shall be in full conformance with the Coconino County Dark Sky Lighting Ordinance.

2.15 Mechanical Equipment: All mechanical equipment including HVAC units must be hidden from street view. No rooftop HVAC units to be allowed.

Primary Dwelling Design Review Procedures

3.0 Design Review Process. Architectural Review applications shall be submitted to:

Red Lake Mountain Ranch
Home Owners Association
Brian Lee Wilson, Property Manager
c/o Dallas Real Estate
5200 East Cortland Blvd, Suite D-1
Flagstaff, AZ 86004

Required Documents:

3.01 A completed ARC application form

3.02 2 Sets of building construction plans with applicable site plan depicting front, side and rear setback criteria signed by Architect or Builder. One set of the plans submitted for review will not be returned to the submitter. The other set of plans will be stamped, if approved and will be returned to the Applicant in order to be submitted for review by Coconino County.

3.03 HVAC exterior system diagrams and utility hookups to be outlined.

3.04 Additionally, a simple driveway diagram indicating locations of culverts and driveway surfacing materials to be used.

3.05 Check made out to: Red Lake Mountain Ranch HOA in the Amount of $300.

*Following the receipt of all of the required materials mentioned above for Architectural Review, the 60 calendar day time period will begin. If the submitted package is Disapproved, a $100 re-submittal fee is required prior to further review of a modified submittal. If no response from the Architectural Review Committee to the Applicant has been received after the 60 day time period, re-submittal fees for the Design Review Process will be waived.

3.1 Approval/Disapproval. A letter from the Architectural Review Committee will satisfy the requirement for "written permission of the Architectural Review Committee" as outlined in Article IV of the CC&Rs.

Red Lake Mountain Ranch

ARC Primary Dwelling Application Form

Lot Number: _____

Lot Address: _____

Submittal Date: _____

Applicant Name: _____

Phone Number of Applicant: _____

Address of Applicant: *This is the address the approval/disapproval letter will be sent to*

_____

_____

_____

***Address of Lot Owner: (If Different** Than Above)*

_____

_____

_____

Total Livable Square Footage: _____

Front, Rear and Side Setbacks: F:_____ R:_____ S:

Window Frame Color:_____

Shingle Color: _____

Received By:_____ Dated:_____

Fence Design Review Procedures

3.0 Design Review Process.

A completed Fence Review Submittal Form and a detailed site plan depicting the location, applicable setbacks, height, color, type of materials to be used must be submitted to the Architectural Review Committee and approved in writing prior to any installation.

Fence Design Review applications shall be submitted to:

Red Lake Mountain Ranch
Home Owners Association
Brian Lee Wilson, Property Manager
c/o Dallas Real Estate
5200 East Cortland Blvd, Suite D-1
Flagstaff, AZ 86004

Required Documents:

3.01 1 Completed ARC Fence Application Form.
3.02 1 8.5 x 11 Simple Site Plan.
3.03 Check made out to: Red Lake Mountain Ranch HOA in the Amount of $100.

3.1 Approval/Disapproval. A letter outlining the Fence Design approval or disapproval will be mailed to Architectural Review Applicant following the review process.

Appendix A - General Terms Definitions:

Architectural Review Committee (ARC) - Contained within in the Home Owners Association, the committee that collects, reviews and approves in writing the design and material criteria prior to start of construction.

Architectural Design Guidelines and Regulations - The guidelines derived from the recorded CC&Rs.

Builder - Means any owner engaged in the business of constructing Dwelling Units for the purpose of resale in the ordinary course of such person's business.

CC&R's - The declaration of covenants, conditions and restrictions as recorded at the Coconino County Recorders office.

Dwelling Unit - Shall mean the structure constructed on a lot, designated to be used as a place of residence.

Designated Building Envelope - The portion of an associated lot where construction of a Dwelling Unit and associated structures is to be commenced.

HOA Approved Colors - Color combinations approved for exterior painting at Red Lake Mountain Ranch. These neutral, earth tone colors will be approved to compliment the surrounding environment at Red Lake Mountain Ranch. No other unapproved colors are to be allowed for exterior painting purposes.

Lot shall mean those parcels of real property shown on the recorded subdivision plat. Primary Dwelling - Shall mean the structure constructed on a lot designated to be used as a place of residence.

Roof Soffits - An enclosure covering the under portion of the exterior roofline.