

CANYON PASS AT DOVE MOUNTAIN HOMEOWNERS ASSOCIATION

ARCHITECTURAL & LANDSCAPE REVIEW COMMITTEE

DESIGN GUIDELINES

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Architectural and Landscaping Design Guidelines For Canyon Pass at Dove Mountain

These Architectural and Landscaping Design Guidelines for Canyon Pass at Dove Mountain (DG) have been promulgated pursuant to Section 3.5 of the Declaration of Covenants, Conditions, Restrictions, and Easements for Canyon Pass (the Declaration), first recorded at Docket 10980, Page 608 in the office of the Pima county Recorder, Pima County, Arizona, and as amended or supplemented from time to time. The DG are binding upon each Owner or other person who, at any time constructs, reconstructs, refinishes, alters or maintains any Improvement upon a Lot, or makes any change in the natural or existing surface, drainage, or plant life thereof. The DG are administered and enforced by the Architectural & Landscape Review Committee (A&LRC) in accordance with the Declaration and the procedures herein and therein set forth.

It should be noted that all residential communities within Dove Mountain will be governed by particular versions of design guidelines that will be applicable to that specific community. The versions are as follows:

1. Architectural and Landscaping Design Guidelines for custom Residences, which are intended to outline the design review process and related design standards that apply to all original construction as well as any subsequent modifications or additions within Dove Mountain's custom home communities. This specific version is for the community, Canyon Pass at Dove Mountain.
2. Architectural and Landscaping Design Guidelines for other custom home communities (other than Canyon Pass at Dove Mountain) and for Production Residences (Builder-Developer Guidelines and Common Project Guidelines) are not contained herein and are not applicable within Canyon Pass at Dove Mountain, but are available as separate and distinct documents.

Any particular version of the DG may be amended from time to time in an effort to enhance Dove Mountain. It is the responsibility of each Owner or other person to obtain and review a copy of the applicable and most recently revised DG document that addresses his/her needs. Please note that, in an effort to provide an easily read document, terms that appear in the definitions section of this document have been capitalized. If you are unsure of its exact interpretation, please refer to the definition section of these Architectural and Landscaping Design Guidelines.

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1. Canyon Pass at Dove Mountain Philosophy

Dove Mountain, a master planned community within the Town of Marana, consists of desert foothills, ravines, washes, boulder fields, and rock outcroppings, complemented by a well-developed Sonoran landscape. Dove Mountain is unique because of its rich contrasts in topography and the abundance and variety of typical Sonoran desert plant and animal life.

An extensive body of knowledge has evolved about Dove Mountain environmental characteristics including slopes, soils, geology, hydrology, visual analysis, vegetation, climate, and wildlife. As a result of this knowledge, an overall philosophy for Dove Mountain's custom residential areas has evolved. Stated quite simply, it is a subtle blending of people, Residences, and the existing desert into harmonious and aesthetically pleasing residential communities which place an emphasis upon the preservation of natural desert areas.

Design standards and restrictions have been developed to implement this philosophy. Minimum standards of design provide direction to an Owner in the development (planning, design, and construction) of his/her Residence to ensure compatibility with the fragile environment and climate of the Sonoran desert. The purpose of the Architectural and Landscaping Design Guidelines for Canyon Pass at Dove Mountain (DG) is not to create look-alike Residences, or to suggest that they have the same materials and colors, but to create a harmonious architectural approach compatible with the desert. No one Residence should stand apart so as to detract from the overall environment and appearance of Dove Mountain. The Architectural & Landscape Review Committee (A&LRC) will encourage creativity in design, innovative use of materials, and unique methods of construction so long as the final result is consistent with Dove Mountain's overall philosophy, stated above, and these DG.

Each Lot within Canyon Pass at Dove Mountain is unique in its natural opportunities and constraints. In order to take full advantage of those unique attributes, each Lot will require different approaches in design and construction within the framework of this document. It is expected that the design of each Residence will be tailored to the unique features of each individual Lot. Careful analysis of the Lot's natural features, view considerations, and other criteria must be tempered together to ensure that Dove Mountain's overall philosophy is carried out by carefully integrating the Residence into the natural desert. Undisturbed desert is the unifying theme at Dove Mountain, and this can only be achieved if a Lot is not significantly altered to accommodate a Residence.

To ensure the preservation of Dove Mountain's natural desert setting, the concept of a maximum allowable developable area of the Lot, called the "Building Envelope," (see 3.3 Building Envelope) has been created. Designs, which in the opinion of the A&LRC, overwhelm the Building Envelope and are, therefore, inconsistent with Dove Mountain's overall philosophy, will not be approved.

2. Overview of Design Review Process

In order to assist each Owner in the development (planning, design, and construction) of his/her Residence, and in the understanding of the unique opportunities of each particular Lot, a comprehensive design review process has been established pursuant to these DG. The process provides an opportunity to the Owner to draw upon the expertise and knowledge, which has been acquired during the planning and development of Dove Mountain. Since the preservation and enhancement of the unique and fragile desertscape at Dove Mountain are important principles, the A&LRC is charged with the responsibility of ensuring that these principles are carried out in all phases of development.

In general, the design review process is progressive and is divided into six phases as follows:

1. ~~Pre-Design Orientation (see 4.8 Pre-Design Orientation)~~, during which the Owner or an owner's representative must meet with an A&LRC representative to review the DG, the Building Envelope, particular Lot aspects, and other conceptual design criteria of the Owner. This occurs before any designs or plans are prepared.
2. ~~Preliminary Design Submittal (see 4.9 Preliminary Design Submittal)~~, during which the Owner's conceptual submittal package is reviewed by the A&LRC to ensure conformance with the DG. This occurs before the Owner finalizes the design.
3. ~~Final Design Submittal (see 4.11 Final Design Submittal)~~, during which the Owner's refined submittal package is reviewed by the A&LRC to ensure consistency with the previously approved preliminary design submittal and the DG.
4. ~~Pre-Construction Conference (see 4.13 Pre-Construction Conference)~~, during which the Builder meets on site with a representative of the A&LRC to review pre-construction requirements and Construction Regulations. This occurs prior to any commencement of construction.
5. ~~Construction-in-Progress Reviews (see 4.15 Construction-in-Progress)~~, during which the A&LRC verifies with the Builder that construction is proceeding in compliance with the approved Final Design Submittal and the DG.
6. ~~Post-Construction Inspection (see 4.16 Post-Construction Inspection)~~, at which time the A&LRC determines whether actual construction has been completed in strict compliance with the approved Final Design Submittal and the DG. This occurs when requested in writing by the Owner and prior to occupancy of the Residence.

An Owner should retain an architect or other Design Professional to provide competent professional design services for any project in Dove Mountain. Clear comprehension of the DG, a thorough analysis and understanding of a particular Lot, the Owner's special needs and living patterns, as well as the ability to convey to the A&LRC, through drawings and other submittals, the concept and design of a proposed Residence or other Improvement, are all important elements of the design review process. In addition, an Owner should retain a Builder to provide competent professional construction services related to the execution of construction of any project in Dove Mountain. If an Owner elects to provide his/her own services or retains non-professional services, and the result in either case is not approved by the A&LRC, then the A&LRC has the right to require that an Owner thereafter utilize professional design or construction services.

The design review process was developed with adequate checkpoints along the way, so that time and money are not wasted on designs and plans which do not adhere to the DG or to the overall principles of Dove Mountain. Every attempt has been made to streamline this review process to eliminate excessive delays. Nevertheless, each Owner is responsible for strictly complying with the DG, all other applicable provisions of the Declaration, or rules and regulations of any governmental authority, in order to bring the design review process to a speedy and satisfactory conclusion.

3. Canyon Pass at Dove Mountain Design Standards

At Dove Mountain, the climate and the existing landscape are important factors which must be considered in the design of Improvements. The following design standards are divided into two general areas for convenience. The first area, Site Development Design Standards, relates to the land and deals with the issues such as siting, landscaping, and grading. The second area, Architectural Design Standards, addresses the design requirements and restrictions for the Residence and other Improvements constructed upon the Lot, including massing, height, materials, color, and other design features.

Site Development Design Standards

The natural desert landscape at Dove Mountain is fragile, can be easily damaged, and may take years to grow back once damaged. As outlined below, each Lot consists of the Natural Area and the Building

Envelope, which includes a Private Area. (see Illustration 8.1)

~~3.1 Natural Area~~

The Natural Area is that portion of the Lot which lies outside of the Building Envelope and it must remain as undisturbed natural desert (see Illustration 8.1). Irrigation of the Natural Area is not permitted. The indigenous vegetation does not require additional water. Irrigation of the Natural Area can lead to disease and death of the native plants, particularly cacti, attract undesirable insects, and aid in the spread of undesirable plant species or weeds. No modification or altering of any natural areas shall occur without the approval of the A&LRC. This would include any trimming or thinning of trees, thinning or removal of understory brush, or any other similar maintenance practice contemplated in any natural area.

~~3.2 Natural Area Restoration~~

Restoration of a Natural Area must occur if the designated undisturbed natural desert is inadvertently damaged during construction or where man made impacts occurred on the land in years past. Restoration must include only indigenous plants as scheduled in the Approved Plant List (see Appendix A). All plantings within the damaged area will require temporary irrigation until they are established. The temporary irrigation system must be carefully designed and maintained to limit all irrigation to the damaged area, without any overspray or runoff onto any adjacent undisturbed Natural Area. All finished grade conditions are to be blended smooth into the adjacent undisturbed grade conditions. The final result of restoration shall be a continuum of the undisturbed natural desert.

~~3.3 Building Envelope~~

The Building Envelope is that portion of a Lot which encompasses the maximum allowable developable area within which all Improvements must be located including any alterations to the undisturbed natural desert. The Declarant will make available a Building Envelope exhibit, in the form of a plot plan, for each Lot showing the original Building Envelope's approximate size, configuration, and location (see Illustration 8.1). All Improvements on a Lot must be located within this Building Envelope, or an approved modified building envelope, as specified by the A&LRC and as permitted by the DG. Moreover, it is not intended that any Improvement and Residence design completely fill the original Building Envelope. Rather, as a general rule of thumb, a specific project's proposed maximum Building Envelope area should be no greater than four times the square footage area of the Structure's living area. Since the Building Envelope is a conceptual maximum allowable developable area, the construction of walls or other elements will not be permitted to delineate its boundaries. In addition, it is expected that certain areas containing Transitional Area Landscaping will be developed within the Building Envelope. Designs, which in the opinion of the A&LRC, overwhelm the Building Envelope and are inconsistent with the philosophy of Dove Mountain, will not be approved.

~~3.4 Building Envelope Modifications~~

The most appropriate Building Envelope has been identified for each Lot based on its natural features, topography, views, and relationship to adjacent Building Envelopes. During the Pre-Design Orientation phase of the design review process, before any conceptual planning is done, an Owner must consult with the A&LRC to determine the location of the Building Envelope. Modifications to the Building Envelope (see Illustration 8.1) may be made by the A&LRC, at its sole discretion, upon application of an Owner as part of the design review process. Such modifications must not result in a significant adverse impact upon the natural features of the Lot, or upon neighboring Lots, or upon Dove Mountain as a whole.

~~3.5 Transitional Area Landscaping~~

The Transitional Area Landscaping, with a five-foot minimum width, must be identified and developed adjacent to the perimeter of any proposed Private Area (see Illustration 8.1). In addition, it is expected that this Transitional Area Landscaping, as a part of the Building Envelope, will undulate in width, form, and composition to visually soften the edges between the Natural Area and the Private Area. In addition, the Transitional Area Landscaping must encompass all areas anticipated to be damaged during construction (see 4.13(2) Construction Area Limit Fencing) that are not otherwise contained within the Private Area.

The purpose of Transitional Area Landscaping is to provide a gradual transition between the indigenous plant materials of the Natural Area and the approved non-indigenous plant materials permitted within the Private Area, without establishing strong contrasts in vegetation elements. When the Transitional Area Landscaping matures, it should allow filtered views of the Improvements through indigenous or approved non-indigenous plants.

Plant materials salvaged, as required in the Dove Mountain Conservation Plan (see Appendix C), may be incorporated into the Transitional Area Landscaping scheme. In addition, the plant materials as scheduled in the Approved Plant List (see Appendix A) for the Transitional Area Landscaping do not have high water demands and are drought resistant. Minimal irrigation will be allowed that is carefully designed and maintained to limit all irrigation to the immediate area, without any runoff onto any adjacent Natural Area. All finished grade treatments are to be blended smooth into the adjacent undisturbed grade conditions. The final result of the Transitional Area Landscape treatments will be to achieve an enhanced visual continuity with the surrounding desert.

3.6 Private Area

The Private Area is that part of the Building Envelope, which is not Visible from Neighboring Property, because it is part of the Residence's interior area or is hidden behind walls (see Illustration 8.1).

3.7 Private Area Landscaping

The Private Area portions available for landscape treatments are the least restrictive in terms of what is allowed. The plant materials as scheduled in the Approved Plant List (see Appendix A) and, if first approved the A&LRC, any other plant not included in the Prohibited Plant List (see Appendix B) would be appropriate regardless of their watering needs. The Private Area may be designed as a mini-oasis area, which may be as lush and varied as desired by the Owner.

3.8 Height of Landscaping

Any plant utilized in a Private Area may not exceed the height of the Structure (excluding chimneys or other such elements) as developed. In the event that any such plant is not maintained to comply with this standard, upon request by the A&LRC, the Owner will be required to remove the plant. All plants scheduled on the Approved Plant List (see Appendix A) for use in either Natural Areas or Transitional Areas are exempt from this height standard.

3.9 Prohibited Plants

The plant materials set forth in the Prohibited Plant List (see Appendix B) include species with characteristics which are potentially destructive to the Natural Areas and indigenous plants by reason of profuse and noxious pollen, excessive height, weed-like characteristics and/or excessive growth, high water demands, and other similar traits.

3.10 Protected Plants and Wildlife Species

Protected Plants are those indigenous desert plant species, which as outlined in the Dove Mountain Conservation Plan (see Appendix C), must be protected or salvaged. If at all possible, reasonable effort shall be made to site Improvements so as to avoid these protected species. If a protected plant is threatened by construction, it shall be transplanted on the Lot in accordance with the process outlined in the Dove Mountain Conservation Plan. If the successful transplanting of certain plants is unlikely, removal of said plants and replacement on the Lot with similar plants must be included in the submittal plans. The A&LRC must approve submittal plans (see 4.11 Final Project Submittal) for the salvage and transplanting of these Protected plant species.

Protected Wildlife includes several species of vertebrates that are considered "special status species" by the Arizona Game and Fish Department and may exist within certain areas of Dove Mountain. A protocol for dealing with these species is outlined in the Dove Mountain Conservation Plan. Compliance with this protocol will be the responsibility of every Owner or Builder participating in Dove Mountain.

~~3.11~~ Unauthorized Site Work

No site work may commence without prior approval by the A&LRC, and other governmental entities as may require permits and approvals for construction, reconstruction, or alteration of any Improvement. Unauthorized site work shall include, but is not limited to:

1. Excavation of any type occurring on any Lot, including the disturbance or alteration of natural rock outcroppings, petroglyphs, or other exposed unique geological features;
2. Any change in the natural or existing drainage for surface waters on any Lot; and,
3. Damage, destruction, or removal of any Protected Plants on any Lot.

In the event of any violation of (1) or (2) above, the A&LRC or the Association may cause such Lot to be restored to its state existing immediately prior to such violation; or, in the event of any violation of (3) above, cause to be replaced any Protected Plant which has been improperly removed or destroyed with either a similar plant in type and size, or with such other plant as the A&LRC or the Association may deem appropriate. The Owner of such Lot must reimburse the A&LRC or the Association for all expenses incurred by it in performing its obligations under this paragraph; provided, however, that with respect to the replacement of any Protected Plant the Owner shall not be obligated to pay an amount in excess of the expenses which would have been incurred had the Owner elected to replace the damaged, destroyed, or removed Protected Plant with a plant similar in type and size.

~~3.12~~ Setbacks

All Improvements, including any alterations to the undisturbed natural desert such as, but not limited to, any Excavation, site grading, driveways, parking areas, retaining conditions, walls, patios, and Structures must comply with the following standards:

1. Conform to the approved Building Envelope.
2. Notwithstanding the above standard (1), any improvement shall not be developed within ten feet of any Lot property line.
3. Notwithstanding the above standards (1) and (2), a single driveway, as part of the Building Envelope, shall be allowed to cross in one location the front yard setback area and be extended to the balance of the Building Envelope (see 3.13 Driveways), unless otherwise approved by the A&LRC. The location and alignment of the driveway shall be determined on a project specific basis. As such it will not necessarily correspond to the location shown on the lot's original building envelope exhibit.
4. Front yard setback 30 feet minimum
Side yard setbacks 30 feet minimum
Rear yard setback 40 feet minimum

5. The applicable Town of Marana setback criteria.

3.13 ~~Driveways~~

Driveways should be sited so as to avoid important natural features of a Lot, such as Protected Plants, natural washes or drainageways, and to minimize disruption of the existing landscape. As such, driveways must be contained within the prescribed Building Envelope. Generally, the resulting developed driveways shall not exceed fifteen feet in width. Parking spaces (see 3.18 Parking Spaces), pull outs, or other similar features must be developed within the Building Envelope. Driveways shall be surfaced with integral earth tone colored concrete, brick, or a similar material, all as approved by the A&LRC. Asphalt or chip and seal driveways are not allowed. When a driveway crosses the walking path, the slope of the driveway shall be constructed to maintain the existing grade on the decomposed granite path. Construction of a steep driveway grade or rip rap along the path alignment is not permitted.

3.14 ~~Utility Services~~

Typically, each Lot has a sewer House Connection Service (HCS) near where the driveway is anticipated to be located. All other utility services are located at the front of the Lot. All utility access trenches shall be located under the driveway. Utility access trenches or easements constructed across any Natural Area are not permitted without approval by the A&LRC.

3.15 ~~Washes and Drainage Easements~~

Significant natural drainage ways occur frequently throughout Dove Mountain and must not be obstructed. Improvements shall be sited to avoid these and to protect the adjacent natural vegetation. Improvements proposed to bridge washes, without obstructing storm flows, may only be considered on a design specific basis by the A&LRC.

3.16 ~~Site Drainage~~

Site drainage must be accomplished with minimum disruption to the Lot and shall not be altered in a manner that adversely impacts adjacent Lots or Common Areas, except as established by existing natural drainage patterns, nor cause a condition that could lead to soil erosion on any Natural Area. All drainage shall exit from any Lot in a manner identical to the original runoff.

Drainage from hard-surfaced areas such as driveways, roofs, and patios must be retained on-site so that the off-site quantity and rate of flow shall not be greater than the original hydrological conditions at any exiting point. Developed drainageways, if approved, shall be lined with native site rock (Tortolita Rock). Small rock check dams, collection and detention areas, and other such treatments are encouraged to direct drainage flows, as a supplement to irrigation, into appropriate landscaped areas.

The A&LRC shall reserve the right to require a written certification from the Owner's licensed engineer stating that the overall characteristics of drainage runoff from the Lot have not been affected by volume, rate, or flow as a result of the Improvement's design and execution.

3.17 ~~Site Grading~~

Site grading must be accomplished with minimum disruption to the Lot and shall complement the character of the natural site. Improvements are encouraged to be developed on multiple levels or pads, as opposed to grading a larger level pad, in response to the varied natural topography and terrain of the Lot. All site grading shall be accomplished with rounded transitions and be blended smooth into the adjacent undisturbed natural grades. Treatments of site graded areas shall reinforce the landscaping and

architectural nature of the Improvements utilizing one (or any combination) of the following standards:

1. Exposed cut and/or fill treatments shall not exceed four feet in height. Slopes which are 3 horizontal. per 1 vertical. must be revegetated (see 3.5 Transitional Area Landscaping and Illustration 8.2).
2. Rock rip-rap treatments shall not exceed four feet in height. Slopes which are 1.5 horizontal per 1 vertical maximum must be combined with revegetation (see 3.5 Transitional Area Landscaping) so that a 50% minimum of any single slope is planted. All rip-rap shall be native site rock, with size and color samples approved by the A&LRC and must be broken up in response to existing topography and vegetation (see Illustration 8.3).
3. Retaining wall treatments, either freestanding or as a part of a Structure, shall not exceed six feet in height (see 3.34 Walls, Patios and Courtyards).

Proposed site grading treatments that exceed any of the above stated maximum heights are discouraged and will only be considered on a design specific basis by the A&LRC. Any such proposed treatment must incorporate an intermediate four feet minimum width landscaped shelf area (see Illustration 8.3)

~~3.18~~ Parking Spaces

Each Residence must incorporate a garage (see 3.30 Garages) for at least two automobiles. Project designs featuring side entry garages are strongly recommended. Additional parking spaces are encouraged to accommodate guest parking. On-street parking is not allowed. All additional parking spaces, if contemplated, shall be developed within the Building Envelope. All such parking spaces are to be screened with walls, landscaping, or other Improvements, all as approved by the A&LRC.

~~3.19~~ Sports Courts

Tennis courts, or other similar large surfaced areas are not allowed to be developed on any Lot within Dove Mountain. Any basketball backboard (see 3.32 Building Projections) will only be considered on a design specific basis and must be approved by the A&LRC in advance of its placement within the Building Envelope on any Lot. In the event that any basketball backboard is placed without approval by the A&LRC, upon request by the A&LRC, the Owner will be required to remove it.

~~3.20~~ Signage (Mailbox)

Address identification signs, in the form of a mailbox, for each Residence must conform to the A&LRC approved design standard and must be installed by each Owner at his expense. (see Illustration 8.6) No additional signage detached from the Residence will be permitted, except temporary construction signs (see 5.12 Construction Signage), or other signage as permitted by the Declaration and approved by the A&LRC.

~~3.21~~ Exterior Lighting

An overall exterior lighting concept for Dove Mountain has been carefully developed. The intent of this lighting concept is to create a unified, natural effect which will not interfere or compete with the dramatic night-time panorama of views of the desert, surrounding mountains, and the valley below. Each Residence's proposed exterior lighting plan must be approved by the A&LRC during the design review process (see 4.11 Final Design Submittal). In order to preserve the dramatic night sky, which tends to be obscured by excessive local lighting, the A&LRC has established the following exterior lighting standards:

1. "Site lighting" means lighting mounted on the ground, on site walls, or by other means as decorative accent lighting or for the purpose of providing safe passage around the improvements. Site lighting must be directed downward onto vegetation, the ground, or boulders, and not upon the building.
2. "Building lighting" means lighting built into or mounted to buildings on walls, ceilings, eaves, or other

locations for the purpose of providing decorative illumination, area illumination, general illumination, or security illumination for select and specific locations. Wall-mounted decorative fixtures of a sconce-type configuration or carriage lights with the bulb shielded by the upper canopy portion of the fixture are preferable. However, carriage-type fixtures with translucent lenses that shield the bulb will be considered on a design specific basis. Building lighting must be directed downward away from adjacent Building Envelopes and Common Areas. (Revised 5/8/2007)

3. All exterior lighting must provide for complete shielding of light sources. No bare lamps will be permitted. Care should be taken to shield the lamp from view. One should see the effect of the light, not the lamp itself.
4. All exterior lighting must use low voltage lamps or incandescent lamps. All lamps shall have a rated lumens initial value equal to, or less than, a standard incandescent general service 60-watt lamp. Exterior wall-mounted decorative light fixtures with exposed bulbs (such as coach lights) approved for installation before April 21, 2004 may utilize only amber bulbs with a combined wattage per fixture not to exceed 60 watts (Rev. 4/21/04).
5. Up-lighting of landscaping elements, used judiciously and with restraint, is allowed. Other forms of up-lighting, such as incorporated building lighting, will generally be disallowed, as will an excessive number of fixtures, or excess light levels and glare in any up-lighting installation.
6. All lighting must meet the Town of Marana Light Ordinance regulations as a minimum standard.

Each Owner is responsible for complying with the above outlined standards during the development and subsequent occupancy of his/her Residence. However, the A&LRC shall reserve the right to require an Owner to correct, repair, replace, or remove any exterior light or combination of lighting that is determined by the A&LRC to not comply with these standards.

Architectural Design Standards

The following architectural design standards have evolved in response to climatic and aesthetic considerations at Dove Mountain. A general design approach that stresses integrating the buildings into the natural desert context should be developed for each project. During most of the year, the climate is mild and comfortable, but during the summer months, the intense sun creates a climate which should be moderated by various design solutions, such as keeping buildings at or below grade, encouraging cooling breezes, shading window openings and courtyards, and not using exterior materials which will increase glare. Understated designs, using muted colors and other similar design requirements, will allow the natural desert's context and colors to predominate and preserve the integrity of Dove Mountain philosophy.

3.22 Size

It is expected that all Residence will exceed 2,500 square feet of living area, except and unless there are special circumstances or unique design solutions required. Conversely, any Residence shall not be developed to a size, which overwhelms the Building Envelope. (see 3.3 Building Envelope)

3.23 Building Height

The terrain of Dove Mountain is varied and unique, with hilltops, valleys and other changes in topography. As such, any Residence is encouraged to be developed with a multiple level design (either with levels as slab-on-grade conditions or with levels stacked above full, partial, or daylight basement conditions), as opposed to a larger single level design, in response to the Lot's varied natural topography.

The A&LRC intends to discourage, and has the right to prohibit, the construction of any Residence which would appear to visually dominate the Lot or appear excessive in height when viewed from any Building Envelope or Common Area. In addition, Lots adjacent to any golf course will be strongly encouraged to maintain a one-story profile.

The maximum building height for any Structure shall not exceed 16 feet except that the height of one-third of the roof area may exceed 16 feet but not exceed 19 feet (see Illustration 8.4). All heights shall be measured from the "average natural grade elevation" occurring on that portion of the Lot on which the Structure is located (see 4.9(3) Average Natural Grade Calculation Diagram) and shall be reviewed on a design specific basis. In pitched roofed areas, the top of structure will be measured to the finished roof surface material of the highest ridge or peak condition. In flat roof areas, the top of structure will be measured to the finished material top of the highest enclosing parapet wall.

In addition, any immediately adjacent top of structure measurement of height around the perimeter of the Structure shall not exceed 22 feet when measured from the lowest immediately adjacent natural grade elevation abutting that portion of the Structure (see Illustration 8.4).

NOTE: The maximum permitted building height on any lot may vary from those maximums established here, based on Tract Declarations relating to a particular phase, or a single lot, within the community. It shall be incumbent upon the property owner to verify the correct maximum building height for his/her particular lot.

3.24 Building Mass and Form

In order to enhance the concept of predominance of the environment, building masses must be predominantly horizontal rather than vertical, yet not create long unbroken elements. Massing is the arrangement of three-dimensional building solids that form the building. At least three distinct masses shall be visible from each building elevation. Each mass shall have a 10 foot minimum depth and 10 foot minimum width or be 100 square feet minimum in roof area. In addition, each mass shall be represented by a minimum vertical or horizontal offset of 2 feet from any adjacent mass (see Illustration 8.4).

3.25 Roofs

All roofs shall be of a material, texture, and color approved by the A&LRC. Roof lines shall be compatible with the overall character of the foothills topography and be predominantly flat or of low pitch to reinforce the traditional desert architecture which emphasizes horizontal elements of walls instead of roofs. The color of the roofs must conform to the color standards (see 3.27 Colors). No mechanical equipment of any kind will be permitted on any roofs.

Flat roofs shall be any roof area having a slope of less than 3 vertical per 12 horizontal. All flat roofs shall be enclosed by a parapet wall that is a minimum of 12 inches taller than the immediately adjacent roof surface. Continuity of parapet walls in flat roof areas is required. Parapet walls are required between all level changes in adjacent flat roof areas. No roof area greater than 1500 square feet shall occur without a parapet. As such, flat roof designs with larger roof plane areas shall include false parapets to visually break up the roof plane. Flat roofs, including all vents and other projections, shall be finish coated to color match with the main body wall color or the adjacent pitched roof color.

Pitched roofs shall be any roof area having a minimum slope of 3 vertical per 12 horizontal ranging up to a maximum slope of 5 vertical per 12 horizontal. Pitched roofs shall be finished with a visually aesthetic material of flat concrete tile or rounded concrete tile, either of which shall exhibit muted earth tone through body colors with a low sheen. Metal roofs, other than with a baked enamel finish or treated copper (chemically patinas or naturally oxidized), are not allowed. All metal roofs will have a low sheen and a low light reflectance value. In the event that the A&LRC, in its discretion, determines that natural aging of copper material will adequately mitigate the reflectivity of the proposed copper materials, the A&LRC may waive the requirement for chemical aging. In making this determination, factors such as the amount of copper, and the visibility of the residence, shall be considered. Rounded clay tile, if utilized, must have a variegated or mottled color effect, as opposed to a traditional mono-color terra cotta effect. All clay tile shall

exhibit muted earth tone through body colors with a low sheen. Pitched roof colors shall complement the main body wall color (Rev. 4/21/04).

3.26 Materials

Exterior surfaces will be generally of natural materials that blend, and are compatible with, the natural landscape. Masonry, stucco, native rock, veneer rock, or traditional adobe shall be the predominant exterior wall surfaces. Exposed structural wood members shall be oversized with a minimum nominal thickness of 2-1/2 inches. Large surfaces of exposed wood, such as wood siding will not be allowed. Roof materials shall be as outlined above (see 3.25 Roofs).

3.27 Colors

The color of exterior materials must generally be subdued to enhance the colors of the natural landscape. Muted earth tones shall be exhibited on all exterior surfaces, although small amounts of accent colors, which are used judiciously and with restraint, will be considered on a design specific basis. Specific exterior material colors (including, as applicable, main body wall color, trim color, roofs, window frames, doors, and accent color) shall not exceed a **40%** Light Reflectance Value (LRV) and must be submitted as samples for specific A&LRC approval. Colors that, in the judgment of the A&LRC, do not reinforce and complement the natural landscape will not be allowed.

3.28 Reflective Finishes

Highly reflective finishes are not allowed to be used on exterior surfaces including, without limitation, the exterior surfaces of any of the following: walls, roofs, window frames, doors, building projections, and equipment. Small amounts of exposed finished trim, such as door hardware, are allowed to be left exposed. Window and door glazing that is mirrored is not allowed. Metal roofs, other than as outlined herein (see 3.25 Roofs), are not allowed.

3.29 Windows and Skylights

Window and door glazing that is mirrored is not allowed. Window and door frames shall be finished with anodized metal, baked enamel, vinyl clad, or wood, all with finished colors (see 3.27 Colors) as approved by the A&LRC. Muted earth tones for window and door frames are encouraged, although lighter colored frames, will be allowed if used as an accent complement to the balance of the Residence's exterior material colors.

Skylights must be developed as an integral part of the roof. Skylight glazing shall be solar bronze or clear. White glazing is not allowed. Skylight flashing or frames must be colored or painted to match or blend with the roof color.

3.30 Garages

Garages are a major visual design element and their location and orientation shall be given careful consideration. Locations and garage door orientations that visually dominate the streetscape are discouraged. Project designs featuring side entry garages are strongly recommended. Each Residence must incorporate a garage for at least two automobiles. Storage of all vehicles, including recreational vehicles, and boats must be within a garage. All garages shall be developed as a visual extension of the Residence and should be connected by walls, courtyards, major landscape, or other design elements to the main building portion of the Residence. All garages must be fully enclosed and fitted with a garage door with a related automatic door opener.

3.31 Guest Quarters

Development of guest quarters as a part of any Residence will be considered on a design specific basis by the A&LRC. Such guest quarters shall be developed as a visual extension of the Residence and should be connected by walls, courtyards, major landscape, or other design elements to the main building portion of the Residence. Any guest quarters development and occupancy must comply with the Declaration and all Town of Marana zoning regulations.

3.32 Building Projections (Rev. 4/21/04)

All projections from a Residence including, but not limited to, flues, vents, gutters, downspout utility boxes, porches, railings, ornamental iron, exterior stairways, patio furniture, yard ornamentation, play equipment and basketball backboards shall match the color of the surface from which they project, or shall be of an approved color. All building projections must be located and contained within the Building Envelope.

1. Only the US Flag, military prisoner-of-war, and military service flags may be flown.
2. Bracket mounted flagpoles
 - a. Must be mounted on the body of the house. Brackets cannot be mounted on the roof or roof eaves.
 - b. Flags may not exceed 3 x 5 feet.
 - c. Flagpoles for bracket-mounted flags must be burnished aluminum (non-shiny), wood, or painted to match the main color of the house.
3. Ground mounted flagpoles
 - a. Cannot exceed 20 feet in height. The minimum distance of the flagpole from any wall, lot line, sidewalk or other public traffic area shall be at least the height of the flagpole.
 - b. Ground mounted flagpoles 10 feet or under in height may be burnished aluminum (non-shiny), wood color, or painted to match the main house color.
 - c. Ground mounted flagpoles 10-20 feet in height must be painted to match the main house color.
 - d. Flags displayed on ground mounted flagpoles must be in proportion to the height of the flagpole and in no case may exceed 4 x 6 feet in size.

Any American Flag displayed may only be displayed from sunrise to sunset, unless appropriate lighting is installed that properly illuminates the flag without disturbing the quiet use and enjoyment of any neighboring property. Any proposed lighting must be approved in advance by the A&LRC. In all instances where the US Flag is flown, proper etiquette shall be followed, as outlined in the US Flag Code. Auxiliary equipment, such as patio furniture, play equipment, or basketball backboards will only be considered on a design specific basis and must be approved by the A&LRC in advance of placement within the Building Envelope.

The A&LRC may, in its sole discretion, approve any request for placement of an art-type object (yard ornamentation) within the front, side or rear yards of any project, or other located anywhere within the Building Envelope, if the object will be visible from the street, other common area or neighboring properties. Further, the overall presentation of this type of yard ornamentation must be in keeping with the intent of the Design Guidelines. The A&LRC will use the following criteria during its review of yard ornamentation: the size and color of the object, the scope and quantity of the object relative to the surrounding landscape and the overall site context, whether the object is compatible with the natural setting and the proximity of the object to any neighboring property or common area.

In the event that any such building projection is placed without approval by the A&LRC, upon request by the A&LRC, the Owner will be required to remove it.

3.33 Fireplace Chimneys and Flue Vents

Fireplace chimney heights and forms must complement the Structure's overall design. Chimney heights (including any cap, cover, or canopy) shall not extend more than 3 feet above the applicable building code minimum height criteria. Chimneys shall continue the same materials and colors as presented on the Structure. All flue caps or spark arrestors must be screened, covered or capped, as approved by the A&LRC.

In addition, any highly visible from neighboring property installation of water heater or mechanical system roof flue vents shall be required to be concealed. The concealment will be in the form of a simulated chimney mass or other design treatment, as allowed by code and approved by the A&LRC.

~~3.34 Walls, Patios and Courtyards~~

Patios and courtyards shall be designed as an integral part of the adjacent building. The development of such areas must respect all setback standards (see 3.12 Setbacks) and shall not be allowed to encompass or delineate the Building Envelope. In addition, the following standards shall apply:

1. All walls, free-standing walls or retaining walls, shall be constructed of masonry or other approved materials (see 3.26 Materials) and shall be the same as, or complement, the Residence's material and color selections. In addition, ornamental iron may be used in combination with such approved wall materials.
2. Wall heights shall be 6 feet maximum. Any combination of retaining wall condition and free-standing solid wall shall not exceed 6 feet in height. Wall heights shall be measured from the natural grade at the exterior of the wall. Proposed walls which exceed six feet in height must incorporate an intermediate four feet minimum width, landscaped shelf area (see Illustration 8.3, similar).
3. All walls shall be developed in response to the natural grade conditions. Wall designs that are stepped, offset, and otherwise break up large surfaces are encouraged.
4. Walls or fences constructed of wood are not allowed.
5. Walls or fences constructed of, or incorporating, chain link elements are not allowed.

~~3.35 Foundations~~

All exterior wall materials must be continued down to finish grade thereby eliminating unfinished foundation walls.

~~3.36 Utility and Service Equipment~~

All heating and cooling equipment including duct work must be located on the ground or concealed within the building. Exterior clothes lines, for outside drying of clothes, are not allowed.

All exterior mounted air conditioning and heating equipment, gas meter, electrical service panel meter, soft water tank, pool equipment, and trash containers must be located within walled and solid gated service yards not Visible from Neighboring Property. In addition, the electrical service panel meter shall be painted to match the color of the surface from which it projects.

~~3.37 Solar Applications~~

Solar applications will only be considered on a design specific basis by the A&LRC. Solar panels or collectors can result in excessive glare and reflection. Any solar applications shall be an integral part of the Structure and be concealed by it or be ground mounted and concealed by landscaping so as to minimize its exposure, to a reasonable extent, when viewed from any other Lot, Common Area, or from the surrounding Dove Mountain community.

3.38 Awnings

Fabric awnings for windows will only be considered on a design specific basis by the A&LRC. Metal awnings are not allowed.

3.39 Antennas and Satellite Equipment

Antenna or satellite equipment installations will only be considered on a design specific basis by the A&LRC and as allowed by federal government FCC regulations. Any installations of such equipment must be located or concealed so as to minimize its exposure, to a reasonable extent, when viewed from any other Lot, Common Area, or from the surrounding Dove Mountain community. Ground mounted locations within walled service yards or walled patio yard areas and further screened by landscaping, as needed, are encouraged.

4. Design Review Process and Submittal Requirements

4.1 Design Review Process Phases

The design review process is progressive and intended to ensure compliance with these DG. The process is divided into six phases as follows:

1. Pre-Design Orientation
2. Preliminary Design Submittal
3. Final Design Submittal
4. Pre-Construction Conference
5. Construction in Progress
6. Post-Construction Inspection

4.2 Minimum Submittal Requirements

In order to assist an Owner in preparation of specific submittals, the A&LRC has established a series of minimum submittal requirements for each stage of the design review process. It is the Owner's responsibility to see that these minimum requirements are met and that a submittal is received by the A&LRC in adequate time to allow for its proper consideration and review. Any specific submittal that does not meet the outlined minimum requirements will not be considered by the A&LRC and will be returned to the applicant. Beyond the outlined minimum submittal requirements, any additional information that can be provided to clarify, illustrate or otherwise aid the A&LRC in the design review process is encouraged.

All submittals shall be made in triplicate, in the form of two paper copies and one electronic copy in the form of .pdf file/s. All submittals shall be coordinated through the office of Lewis Management Resources acting as the authorized property management agent for Canyon Pass at Dove Mountain. Lewis Management Resources can be reached at 520-742-5674. Minimum submittal deadline dates, at least 21 calendar days prior to the review meeting date, shall be set by the A&LRC.

4.3 Commencement of Construction

No construction activity related to any proposed Improvement shall be allowed to commence on any Lot until the first four phases of the design review process are completed and approved by the A&LRC and all permits have been obtained. The last phase is a post-construction review and approval by the A&LRC prior to use or occupancy of the Improvement.

4.4 Submittal Fees

The following schedule of fees has been established in conjunction with the outlined scope of proposed work. All fee amounts are subject to periodic adjustment as determined by the A&LRC. All checks should be made payable to "Canyon Pass at Dove Mountain Homeowners Association" and must be submitted at the prescribed design review phase. The fees are as follows:

1. New Residence Design Review Fee of \$2,150.00 non-refundable, payable at the time of submittal of the preliminary plan for the residence. This fee is to cover the cost related to reviewing a new home design and its related construction
2. Existing Home Modification Design Review Fee of \$500.00 (minimum) non-refundable, payable at the initial submittal phase. This fee is to cover the cost related to reviewing any proposed modifications, charges, additions, etc, to an existing home. Once the scope of the proposed work is determined, and adjustment (either a refund or an additional charge) may be issued.
3. New Residence Maintenance Fee of \$1,400.00, non-refundable, payable at the Pre-Construction Conference phase. This fee is to cover the cost related to normal wear and tear caused by construction vehicles on the Association's privately owned and maintained streets. (Revised 7/9/2007)
4. Construction Compliance Deposit of \$10,000.00 refundable, payable at the Pre-Construction Conference phase. This deposit is to ensure that all construction complies with all applicable standards of the DG and the Declaration. Failure to comply with said standards will result in the forfeiture, in the favor of the Association, of any portion or all of this deposit. This deposit will be required in the full amount for all new home construction and will be pro-rated, at the discretion of the A&LRC, for any other scope of construction modifications, changes, additions, etc., to an existing Residence. (Revised 3/21/2007)

4.5 Submittal Fees Adjustments

All fees as outlined (see 4.4 Submittal Fees) are subject to periodic adjustment as determined by the A&LRC. In addition, under most conditions, the design review process is a linear one with continued movement in a forward direction. However, certain projects might back track and repeat a particular phase of the total design review process. When this occurs, an additional design review fee over and above the amount scheduled above (see 4.4(1) or 4.4(2) Submittal Fees) shall be paid on a pro-rated basis as determined by the A&LRC considering the particular phase of the design review process that was required to be duplicated or repeated.

4.6 Reviews of Submittals

The A&LRC shall conduct reviews of submittals during its regularly scheduled monthly meetings or at such other times as it deems appropriate.

Minimum submittal deadline dates, at least 21 calendar days prior to the review meeting date, will be set by the A&LRC to allow for notification of property owners and ample time to receive written responses prior to formal consideration of the preliminary plat. The Owner or an owner's representative, shall not attend any meeting of the A&LRC unless specifically requested to do so by the A&LRC. The A&LRC will endeavor to respond in writing within 14 calendar days after the review is completed by the A&LRC, provided that the submittal is in accordance with the requirements outlined. Official results of reviews will not be discussed over the telephone by members of the A&LRC with an Owner or an owner's representative. Any responses by an Owner or an owner's representative made in relation to a decision of the A&LRC must be addressed to the A&LRC in writing (Rev. 4/21/04).

4.7 Enforcement

These DGs shall be enforced by the A&LRC or the Association as provided herein or in the Declaration. The

A&LRC reserves the right to waive, vary, or otherwise modify any of the standards or procedures set forth herein at its discretion, for good cause shown. Notwithstanding this, the DG may not conflict with the provisions of the Declaration.

Approval by the A&LRC, at any phase of the design review process as outlined herein, for any Improvement refers only to the DG and in no way implies conformance with any government regulations. It shall be the sole responsibility of the Owner to comply with all applicable government regulations, ordinances, and procedures and to adequately coordinate such required governmental reviews with the process and procedures outlined in these DG.

4.8 ~~Pre-Design Orientation~~

During this phase the Owner or the owner's representative must meet with a A&LRC representative to review the DG, the Building Envelope, particular Lot aspects, and other conceptual design criteria of the Owner. Typically, this occurs before any designs or plans are prepared. Specific submittal requirements of this phase include:

1. Written confirmation, in the form of a letter prepared by the Owner, authorizing any representative to act on behalf of the Owner in all matters related to the DG and the design review process.
2. Payment of the applicable Design Review Fee (see 4.4(1) or 4.4(2) Submittal Fees).

This phase is intended to offer insight and guidance prior to initiating the Preliminary Design Submittal phase. As such, no formal submittal review or no written response by the A&LRC will typically occur during this phase.

4.9 ~~Preliminary Design Submittal~~

During this phase, the Owner's conceptual submittal package is reviewed by the A&LRC to ensure conformance with the DG. This occurs before the Owner finalizes the design. Specific minimum submittal requirements of this phase include:

1. Survey and Topography Exhibit (scale of 1 inch equals 20 feet)

The Survey and Topography Exhibit as referenced herein must be based on actual on-site datum and shall not be based upon any assumed datum. It must be prepared and certified by the Owner's registered surveyor.

- a. Show and label all boundary lines, bearings, and lot dimensions.
- b. Show and label all existing utility service locations or stub outs.
- c. Show and label the adjacent street or other Common Areas.
- d. Show and label all easements and flood prone areas.
- e. Show and label the approved Building Envelope.
- f. Show and label all setbacks (see 3.12 Setbacks).
- g. Show and label existing topographical contour lines at not greater than 1 foot intervals to a distance of not less than 20 feet beyond any Building Envelope or Improvement.
- h. Show and label all major natural terrain features.
- i. Show and label all Protected Plants, with specific inventory noting those specimens within 20 feet of any Building Envelope or Improvement.

2. Site Plan (scale of 1 inch equals 20 feet)

The site plan drawing as referenced herein must be prepared to include and reflect the above outlined topographical survey requirements in addition to the following requirements.

- a. Show and label the complete extent of all site development elements or Improvements.
 - b. Show and label the proposed Building Envelope.
 - c. Show and label the Construction Area Limit.
 - d. Show and label all driveway treatments.
 - e. Show and label all utility services.
 - f. Show and label all major site drainage treatments.
 - g. Show and label all modified topographic contour lines at not greater than 1 foot intervals, including all proposed major site grading treatments.
 - h. Show and label all parking spaces including related screening treatments.
 - i. Show and label all buildings including specific finished floor elevation value call-outs.
 - j. Show and label all patios, courtyards, terraces, etc. including specific finished deck/grade elevation value call-outs.
 - k. Show and label all utility and service equipment locations and related screening treatments.
 - l. Show and label the "average natural grade elevation(s)" contour as it relates to the Improvements.
3. Average Natural Grade Calculation Diagram (see Illustration 8.5) (scale of 1 inch equals 20 feet)
 - a. Show and label existing topographical contour lines at not greater than 1 foot intervals to a distance of not less than 20 feet beyond any Building Envelope or Improvement.
 - b. Show and label existing topographical contour values measured at ten-foot intervals around the perimeter of the Structure (or portion thereof) that is being evaluated. Provide a scheduled summary of such values and calculate the mean average natural grade elevation value.
4. Landscaping Plan (scale of 1 inch equals 20 feet minimum)
 - a. Show and label all Protected Plants, with specific inventory noting those specimens within 20 feet of any Building Envelope or Improvement.
 - b. Show and label all areas that will require landscaping treatments. Show and label all major plant container specimen locations and design effects. Provide a scheduled summary of required plantings including disturbed area calculations, specific plant density calculations, and general plant specimen palettes.
5. Floor Plans (scale of one-eighth inch equals one foot minimum)
 - a. Show and label all finish floor elevation(s) values.
 - b. Label all major room names.
 - c. Show and schedule all enclosed living area square footage totals.
 - d. Show and label the locations of all utility and service equipment and the related screening treatments.
6. Roof plans (scale of one-eighth inch equals one foot minimum)
 - a. Show and label all major components and materials including a general concept statement of proposed material color schemes.
7. Elevations (drawn to the same scale as the Floor Plans)
 - a. All exterior building elevations shall be represented.
 - b. Show and label all existing contour grades and proposed finished contour grades.
 - c. Show and label all finish floor elevation(s) lines and values.
 - d. Show and label all top-of-wall and top-of-roof elevation call-outs or dimensions for all major building components.
 - e. Show and label all major exterior materials and include a general concept statement of proposed material color schemes.
 - f. Show and label all top-of-wall elevation call-outs and material specifications for all utility and service equipment screening treatments.
8. Preliminary site staking (In conjunction with preliminary submittal)
 - a. To assist the A&LRC in its evaluation of the preliminary design submittal, the Owner shall provide preliminary staking at the locations of the major corners of the Structure and the related major Improvements. A minimum of ten location points will be required.
 - b. Submit a "key plan" identifying and correlated to, the actual labeled and flagged staking location points. Include a written certification of the layout and a summary of the location points existing

natural grade values all as prepared and verified by the Owner's registered surveyor.

9. Miscellaneous requirements
 - a. Any other drawings, scaled models, materials, samples, or preliminary site staking prepared by the Owner or as requested by the A&LRC that will aid the A&LRC during this phase of the design review process.

In addition, if not provided at the Pre-Design Orientation:

1. Written confirmation, in the form of a letter prepared by the Owner, authorizing any representative to act on behalf of the Owner in all matters related to the DG and the design review process.
2. Payment of the applicable Design Review Fee (see 4.4(1) or 4.4(2) Submittal Fees).

4.10 Preliminary Design Submittal Review

Upon receipt of a submittal package that meets the above outlined minimum submittal requirements, the A&LRC will then review the preliminary design submittal and provide a written response to the Owner.

4.11 Final Design Submittal

During this phase the Owner's refined submittal package is reviewed by the A&LRC to ensure consistency with the previously approved Preliminary Design Submittal and the DG. Specific submittal requirements of this phase include:

1. Survey and Topography Exhibit (scale of 1 inch equals 20 feet)
All requirements as outlined in 4.9(1) above.
2. Site Plan (scale of 1 inch equals 20 feet)
All requirements as outlined in 4.9(2) above.
3. Average Natural Grade Calculation Diagram (scale of 1 inch equals 20 feet)
All requirements as outlined in 4.9(3) above.
4. Landscaping Plan (scale of 1 inch equals 20 feet minimum)
 - a. Show and label all Protected Plants, with specific inventory noting of those specimens within 20 feet of any Building Envelope or Improvement. Specify where all salvaged plants are to be stored and reused on the property.
 - b. Show and label all Transitional Areas that will require landscaping treatments. Show and label all plant container specimen locations and all planting treatments including irrigation schemes for all planting areas. Provide a scheduled summary of required plantings including disturbed area calculations, specific plant density calculations, and specific plant specimen selections
 - c. Show and label all Private Areas that will require landscaping treatments. Show and label all plant container specimen locations and all planting treatments. Provide a scheduled summary of all plantings including specific plant specimen selections.
5. Floor Plans (scale of one-quarter inch equals one foot) (per section 4.9/5)
 - a. Show and label all finish floor elevation(s) values.
 - b. Label all major room names.
 - c. Show and schedule all enclosed living area square footage totals.
 - d. Show and label the locations of all utility and service equipment and the related screening treatments.
6. Roof plans (scale of one-eighth inch equals one foot minimum)
 - a. Show and label all major components and materials.
7. Elevations (scale of one-quarter inch equals one foot)
 - a. All major exterior building elevations shall be represented.
 - b. Show and label all existing contour grades and proposed finished contour grades.
 - c. Show and label all finish floor elevation(s) lines and values.

- d. Show and label all top-of-wall and top-of-roof elevation call-outs or dimensions for all major building components.
 - e. Show and label all major exterior materials.
 - f. Show and label all top-of-wall elevation call-outs and material specifications for all utility and service equipment screening treatments.
8. Exterior Lighting Plan
- a. Show and label all exterior lighting to be developed in conjunction with the proposed Structure or other related Improvements.
 - b. Show and label all exterior lighting to be developed in conjunction with the proposed landscaping treatments.
 - c. Schedule all proposed lighting fixtures by type, location, description, shielding, and lamping requirements.
9. Balance of drawings (construction drawings)
- a. Balance of drawings required will be the complete drawings and specifications in sufficient detail for construction and subsequent Town of Marana Building Codes approval.
10. Exterior materials and color sample board
- a. Samples must be presented on an 18" x 24" board (at least 1/8" thick) clearly marked with Owner's name, filing date, and Lot number. All samples must be identified with manufacturer's specification including name, product number, color, and light reflectance value.
 - b. Specific material samples and colors shall be made for (as applicable) the main body wall material, trim, roofs, window frames, doors, and accents. In addition, include manufacturer's specification of window glazing.
11. Miscellaneous requirements
- a. Any other drawings, scaled models, materials, or samples prepared by the Owner or as requested by the A&LRC that will aid the A&LRC during this phase of the design review process.

4.12 ~~Final Design Submittal Review~~

Upon receipt of a submittal package that meets the above outlined minimum submittal requirements, the A&LRC will review the final design submittal and provide a written response to the Owner.

4.13 ~~Pre-Construction Conference~~

During this phase, the Builder meets with a representative of the A&LRC to review and/or complete the following requirements and to review the Construction Regulations. This occurs prior to any commencement of construction.

1. Final site staking
 - a. To assist the A&LRC in its evaluation during this phase, the Owner shall provide final staking at the locations of the major corners of the Structure and the related major Improvements.
 - b. Submit a "key plan" identifying and correlated to the actual labeled and flagged staking location points as established by the Owner's registered surveyor.
 - c. Establish a site specific bench mark point to be used during the subsequent construction phase as certified by the Owner's registered surveyor.
 - d. All plants proposed for transplanting shall be tagged.
 - e. Construction area limit fencing shall be in place.
2. Construction area limit fencing
 - a. That portion of the Building Envelope that is anticipated to be damaged during construction (see 3.5 Transitional Area Landscaping) and that area which contains all of the proposed Improvements shall be cordoned off as described herein.
 - b. The fencing shall be constructed of steel post and a minimum of two strands of smooth wire with flagging tape attached. The fencing will be continuous around the proposed Improvements and will

- be extended out to the street area at drive location.
- c. The fencing shall remain intact and securely in place for the entire duration of the construction phase of the project.
3. Construction area plan (scale of 1 inch equals 20 feet)
 - a. The Builder shall provide a detailed graphic plan representing the manner and the areas to which all construction activity will be confined, including, limits of excavation, size and location for construction material storage, chemical toilet location, construction debris/trash dumpster location, construction trailer location, construction signage location, and construction vehicle parking location.
 4. Construction duration schedule
 - a. The Builder shall provide a written time schedule indicating approximate starting and completion dates of all major phases of the construction process.
 5. Subcontractor list
 - a. The Builder shall provide a complete written list of all contractors approved by the Builder and/or the Owner for work on the specific project. This list must be updated continuously throughout the entire construction phase.
 6. Town of Marana Building Permit
 - a. The Builder shall provide a copy of the permit card issued by the Town of Marana covering the entire scope of work on the specific project.
 7. Construction compliance deposit
 - a. Payment of applicable submittal fees (see 4.4 Construction Compliance Deposit)
 8. Maintenance fee
 - a. Payment of applicable submittal fees (see 4.4 New Residence Maintenance Fee)
 9. Construction regulations
 - a. See 5.0 Construction Regulations for specific requirements

~~4.14 Pre-Construction Conference Submittal Review~~

Upon receipt of a submittal package that meets the above outlined minimum submittal requirements, the A&LRC will then review the submittal with the above items in consideration and provide to the Owner a written response and approval for construction to commence.

~~4.15 Construction-in-Progress Reviews~~

During this phase, the A&LRC verifies with the Builder that construction is proceeding in compliance with the approved Final Design Submittal and the DG.

1. The A&LRC may inspect all work in progress and give notice of non-compliance. Absence of such inspection and notification during the construction-in-progress phase does not constitute either approval of the A&LRC for the work in progress or compliance with these DG or the Declaration.
2. The Owner shall be required to provide his/her registered surveyor's written certification of the actual finished floor slab elevation(s) as installed within one week of the pouring of these floor slabs. In addition, the Owner shall be required to provide a surveyor's written certification of the top of structure elevations as constructed prior to post-construction inspection and occupancy.

~~4.16 Post-Construction Inspection~~

During this phase the A&LRC determines, from an on-site inspection, whether actual construction has been completed in strict compliance with the approved Final Design Submittal and the DG. This occurs when requested in writing by the Owner and prior to occupancy of the Residence. The A&LRC will provide a written response to the Owner.

5. Construction and Builder Regulations

In order to ensure that the natural desert landscape of each Lot and the Common Areas of Dove Mountain are not damaged during any construction activities, and to generally control construction activities within Dove Mountain, the following construction and builder regulations shall be enforced during the entire construction period. These regulations shall be made a part of the construction contract document specifications for each Residence or other Improvements on a Lot and all Builders, Owners, and other persons shall be bound by these regulations. Any violation by a Builder shall be deemed to be a violation by the Owner of the Lot.

Prior to commencing construction, the Builder must meet with a representative of the A&LRC (see 4.13 Pre-Construction Conference) to review construction procedures and coordinate his activities in Dove Mountain.

The Owner and Builder are hereby advised that failure to comply with all applicable standards of the DG or failure to comply with specific requirements of the project's Final Design Submittal approval and/or Pre-Construction Conference Submittal approval will result in the forfeiture, in favor of the Association, of any portion, or all, of the Construction Compliance Deposit (see 4.4(4) Construction Compliance Deposit).

5.1 ~~Construction Area Limit Fencing~~

This fencing, which is to be installed during the Pre-Construction Conference phase (see 4.13(2) for specific requirements) must be maintained in good repair during the entire construction phase. Under no circumstances will this fence be allowed to be removed, even on a temporary basis, during the construction phase. Enforcement of these requirements shall be the sole responsibility of the Builder.

5.2 ~~Construction Trailers, Portable Field Offices, Etc.~~

Any Builder who desires to bring a construction trailer, field office, or the like to Dove Mountain shall first apply for and obtain written approval from the A&LRC. The A&LRC will coordinate with the Builder to determine the best possible location within the Construction Area Limit. Such temporary facility shall be removed promptly upon completion of construction.

5.3 ~~Debris and Trash Removal~~

Builders shall clean up all debris and trash on the construction site at the end of each day. Rubbish containers or "dumpsters" shall be required on each construction site and must be located within the Construction Area Limit Fencing. Debris and trash shall be removed from each construction site at least once a week to a dumping site located off the project. Lightweight material, packaging, and other items, shall be covered or weighted down to prevent wind from blowing such materials out of the dumpster. Builders are prohibited from dumping, burying, or burning trash anywhere on the Lot or in Dove Mountain.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore, or affecting other Lots and any open space. Any clean-up costs incurred by the A&LRC or the Association in enforcing these requirements will be billed to the Owner. Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces, and driveways or other portions of Dove Mountain.

5.4 ~~Sanitary Facilities~~

Each Builder shall be responsible for providing adequate sanitary facilities for all construction workers. Portable toilets or similar temporary toilet facilities shall be located within the Construction Area Limit Fencing and must be approved by the A&LRC.

5.5 ~~Vehicles and Parking Areas~~

Construction workers will not park on, or otherwise use, other Lots or Natural Areas within Dove Mountain. Whenever possible, the primary parking area for private and construction vehicles and machinery shall be within the Construction Area Limit Fencing of the particular Lot on which construction is occurring. Overflow parking from this primary area should be confined, to the reasonable extent possible, to the one side of the street immediately in front of the particular Lot on which construction is occurring. All vehicles will be parked so as not to inhibit traffic and within the described areas so as not to damage the adjacent natural landscape or property. Enforcement of these parking regulations shall be the sole responsibility of the Builder.

~~5.6 Conservation of Landscaping Materials~~

Builders are advised that the Lots and open spaces within Dove Mountain contain valuable native plants and other natural landscaping materials that must be absolutely protected during construction. All such areas shall be cordoned off by the Construction Area Limit Fencing.

~~5.7 Excavation Materials~~

Excess Excavation materials must be hauled away from Dove Mountain. All temporary stockpiled materials must be located within the Construction Area Limit Fencing.

~~5.8 Blasting~~

If any blasting is to occur, it shall be the sole responsibility of the Builder and the Owner to determine and comply with all applicable governmental regulations, standards and practices of the industry, safety requirements, insurance provisions, etc. so as to ensure the integrity and well being of all other Lots and Common Areas within Dove Mountain or other surrounding subdivisions or areas. If any blasting is contemplated, the Builder and the Owner must provide an advanced written notice to the Association outlining such activity and indicating compliance with the above outlined criteria.

~~5.9 Restoration or Repair of Other Property Damaged~~

Damage and scarring to other property, including, but not limited to, other Lots, Common Areas, open space, streets, driveways, and/or other Improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored to its original condition promptly at the expense of the Owner of the Lot upon which the person causing the damage is working. Upon completion of construction, each Owner and Builder shall clean his construction site and repair all property which was damaged, including, but not limited to, restoring grades, restoration of vegetation as approved or required by the A&LRC, and repair of streets, driveways, pathways, drains, culverts, & ditches, signs, lighting, and fencing.

~~5.10 Construction Access~~

All construction access during the time a Residence or other Improvements are being built will be over the approved driveway alignment for the specific Lot.

~~5.11 Dust and Noise~~

The Builder shall be responsible for controlling dust and noise from the construction site. Compliance with all Town of Marana ordinances and regulations shall be required.

~~5.12 Construction Signage~~

Temporary construction signs shall be limited to one sign per Lot. The sign shall be freestanding and the design and location of such a sign shall be approved in advance by the A&LRC. All architects, Builders, lenders, and related contractors involved with a specific construction project shall be listed on the single sign allowed for each Lot. Specifications for the design, size, color, and materials of the sign are available through the A&LRC.

5.13 Construction Hours

Daily construction working hours, Monday through Saturday, for each construction site shall be 7:00am - 5:00pm from October through March and 6:00am - 5:00pm from April through September. No work will be allowed on Sundays. In addition, all major holidays including New Years Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving, and Christmas will be recognized as non-working days. Daily construction working hours may be changed at the discretion of the A&LRC.

5.14 Miscellaneous and General Practices

All Owners will be ultimately responsible for the conduct and behavior of their Builders, representatives, agents, contractors, and subcontractors in Dove Mountain. The following practices are prohibited on Dove Mountain:

1. Changing oil of any vehicle or equipment anywhere within Dove Mountain.
2. Allowing concrete suppliers and contractors to clean their equipment other than at locations within the site specific Construction Area Limit Fencing designated for that purpose.
3. Removing any rocks, plant material, topsoil, or similar items from any property of others within Dove Mountain, including construction sites, Common Areas, or open areas.
4. Careless treatment or removal of any desert plant materials not previously approved by the A&LRC.
5. Careless disposition of cigarettes and other toxic or hazardous flammable material. At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.
6. Using disposal methods other than those approved by the A&LRC.

6. Definitions

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

6.1 Architectural & Landscaping Design Guidelines (DG)

"Architectural & Landscaping Design Guidelines" means the Architectural & Landscape Review Committee's Guidelines as defined in the Declaration.

6.2 Architectural & Landscape Review Committee (A&LRC)

"Architectural & Landscape Review Committee" as defined in the Declaration.

6.3 Association

"Association" as defined in the Declaration.

6.4 Builder

"Builder" means a person or entity appropriately licensed to perform contracting in the State of Arizona and engaged by an Owner for the purpose of constructing any Improvement within Dove Mountain. This person or entity shall exhibit and provide competent professional construction services related to the execution of

construction of any project in Dove Mountain.

6.5 Building Envelope

"Building Envelope" means that portion of a Lot which encompasses the maximum allowable developable area within which all Improvements must be located (including any alterations to the undisturbed natural desert). "Building Envelope" is further described in Section 3.3 herein.

6.6 Common Area

"Common Area" as defined in the Declaration.

6.7 Declaration

"Declaration" means the Declaration of Covenants, Conditions, Restrictions and Easements for Canyon Pass at Dove Mountain, as amended or supplemented from time to time.

6.8 Design Professional

"Design Professional" means a person or entity engaged by an Owner for the purpose of designing any Improvement within Dove Mountain. This person shall exhibit a clear comprehension of the Architectural and Landscaping Design Guidelines, a thorough analysis and understanding of a particular Lot, the Owner's special needs and living patterns, as well as the ability to convey to the Architectural & Landscape Review Committee, through drawings and other submittals, the concept and design of a proposed Residence or other Improvement.

6.9 Dove Mountain (aka RedHawk) Conservation Plan

"Dove Mountain Conservation Plan" (aka RedHawk) Conservation Plan means the governing document that has as its objective to provide a framework for minimizing the impacts of the Dove Mountain development project on native plants, wildlife, and other natural resources found at Dove Mountain. The "Dove Mountain Conservation Plan" is further described in Appendix C herein.

6.10 Excavation

"Excavation" means any disturbance of the surface of the land including any grading, trenching, grubbing, or clearing which results in the relocation, removal, or addition of earth, rock, vegetation or other substance of the surface of the land.

6.11 Improvement

"Improvement" means any changes, alterations, or additions to a Lot, including any Residence, buildings, outbuildings, building projections, patios, swimming pools, walls, driveways, Excavation, landscaping, and any Structure or other improvement of any type or kind.

6.12 Lot

"Lot" means and refers to the separately designated and numbered plots of land, within a land tract, as shown upon a particular recorded subdivision plat of Dove Mountain, together with any improvements thereon. "Lot" is further defined in the Declaration.

6.13 Natural Area

"Natural Area" means that portion of the Lot which lies outside of the Building Envelope which must remain as undisturbed natural desert. "Natural Area" is further described in Section 3.1 herein.

6.14 Owner

"Owner" as defined in the Declaration.

6.15 Private Area

"Private Area" means that part of the Building Envelope which is not Visible from Neighboring Property.

"Private Area" is further described in Section 3.6 herein.

~~6.16 Protected Plants~~

"Protected Plants" means those indigenous desert plant species which, as outlined in the Dove Mountain Conservation Plan, must be protected or salvaged. "Protected Plants" is further described in Section 3.10 herein.

~~6.17 Protected Wildlife~~

"Protected Wildlife" means several species of vertebrates which, as outlined in the Dove Mountain Conservation Plan, require a protocol for dealing with them. "Protected Wildlife" is further described in Section 3.10 herein.

~~6.18 Residence~~

"Residence" means any building or portion of a building situated upon a Lot and any Improvements constructed in connection therewith that is intended for use and occupancy as a single-family residence.

~~6.19 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, including buildings, walls, outbuildings, garages, porches, fireplaces, pavilions, ramadas, building projections, or any other similar Improvement that has a height that exceeds six feet when measured from the ground or surface from which it extends.

~~6.20 Transitional Area Landscaping~~

"Transitional Area Landscaping" means that portion of the Building Envelope which is Visible from Neighboring Property, is between the Natural Area and the Private Area, and contains landscaping treatments. "Transitional Area Landscaping" is further described in Section 3.5 herein.

~~6.21 Visible from Neighboring Property~~

"Visible from Neighboring Property" shall mean, with respect to any given object or activity, that such object or activity is, or would be, visible by a person six feet tall, standing at the main grade of a contiguous property (including common areas and streets). The Architectural & Landscape Review Committee has the authority to determine if any given object or activity is Visible from Neighboring Property.

Appendix A Approved Plant List

The following plants are approved for use at Dove Mountain in designated areas. Plants approved for revegetation in Natural Areas (indigenous plants) are designated by (N). Plants approved for use within the Building Envelope in Transitional Areas are designated by (T) and include all (N) plants. Plants approved for use in the Private Areas are designated by (P) and include both (N) and (T) plants. Some of the varieties listed may need protection from freezing, check with your local nurseryman and/or landscape architect.

All Natural and Transitional Areas which are disturbed and/or vegetation has been destroyed or removed during construction shall be revegetated with plant types and minimum densities as follows: For every six hundred (600) square feet of disturbed area, Owners must replant (2) desert trees, minimum 15 gallon size; (6) desert shrubs, minimum 5 gallon size; and (6) desert shrubs, minimum one gallon size. Cactus may be substituted 2 for 1 for one gallon shrubs. All container plantings shall be maintained on an irrigation system until the container plantings are fully established. In addition, the entire disturbed area shall be seeded with a seed mix approved by the A&LRC and watered a minimum of three times per day for two weeks. Further, plant materials salvaged as required in the Dove Mountain (aka RedHawk) Conservation Plan (see Appendix C) are encouraged to be incorporated into the landscaping scheme for these areas.

Trees:

T	Acacia abyssinica	Abyssinian Acacia
N	Acacia constricta	Whitethorn Acacia
N	Acacia farnesiana	Sweet Acacia
N	Acacia greggii	Cat Claw Acacia
N	Acacia smalii	Southwest sweet Acacia
T	Acacia stenophylla	Shoestring Acacia
N	Canotia holacantha	
N	Celtis pallida	Desert hackberry
T	Celtis reticulata	Netleaf hackberry
T	Celtis douglasii	Western hackberry
N	Cercidum floridum	Blue Palo Verde
N	Cercidum michophyoom	Foothills Palo Verde
N	Chilopsis linearis	Desert Willow
P	Eriobotrya japonica	Loquat
T	Heteromeles arbutifolia	Toyon
T	Laurus nobilis	Sweet Bay
N	Olneya tesota	Ironwood
T	Pithecellobium flexicaule	Texas Ebony
P	Podocarpus macrophyllus	Yew Pine
N	Prosopis ssp	Mesquite
P	Prunus ssp	Purple Plum, Carolina Laurel Cherry
T	Quercus emeryi	Emory Oak
T	Quercus gambelii	Gamble Oak
N	Sambucus carnadensis	Elderberry
T	Sophora secundiflora	Mescal Bean, Texas Mountain Laurel
T	Vitex agnus-castus	Chaste Tree

Shrubs and Accent Plants:

P	<i>Abelea grandiflora</i>	Glossy abelia
T	<i>Acacia redolens</i>	Ground Cover acacia
P	<i>Acanthus mollis</i>	Bear's Breech
N	<i>Agave americana</i>	Century Plant
N	<i>Agave huachucensis</i>	Wide-leaf agave
N	<i>Agave vilmoriniana</i>	Octopus agave
N	<i>Agave weberi</i>	Smooth-edge agave
P	<i>Ajuga reptans 'purpurea'</i>	Bronze ajuga
N	<i>Aloe barbadensis</i>	Aloe vera
T	<i>Aloe ferox</i>	Cape aloe
N	<i>Ambrosia deltoidea</i>	Bur sage
P	<i>Antigonon leptopus</i>	Queens Wreath
T	<i>Arctostaphylos pungena</i>	Poinleaf manzanita
N	<i>Asclepias subulata</i>	
N	<i>Asclepias linstis</i>	
P	<i>Asparagus desniflorus sprengeri</i>	Asparagus fern
P	<i>Asparagus falcatus</i>	Asparagus fern
N	<i>Atriplex ssp</i>	Saltbush (many varieties)
T	<i>Baccharis polularis</i>	Coyote bush
N	<i>Baileya multiradiata</i>	Desert Marigold
P	<i>Bambusa ssp</i>	Bamboo
T	<i>Bougainvillea ssp</i>	Bougainvillea
T	<i>Caesalpinia gilliesii</i>	Mexican Bird of Paradise
T	<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise
P	<i>Callistemon citrinus</i>	Lemon Bottlebrush
P	<i>Callistemon viminalis</i>	Weeping Bottlebrush
P	<i>Camellia japonica</i>	Camellia (many varieties)
P	<i>Carissa grandiflora</i>	Natal Plum
T	<i>Cassia ssp</i>	Cassia and Senna (many varieties)
N	<i>Carnegiea gigantea</i>	Saguaro
T	<i>Convolvulus mauritanicus</i>	Ground Morning Glory
P	<i>Cotoneaster ssp</i>	Cotoneaster (many varieties)
P	<i>Cycas revoluta</i>	Sago Palm
P	<i>Cyperus alternifolius</i>	Umbrella Plant
N	<i>Dasyliion wheeleri</i>	Desert Spoon
N	<i>Dodonaea viscosa</i>	Hopseed Bush
N	<i>Echinocereus engelmannii</i>	
P	<i>Eleaagnus macrophylla 'Ebingei'</i>	Silverberry
N	<i>Encelia farnosa</i>	Brittle Bush
N	<i>Encelia trifurca</i>	
N	<i>Ephedra faciculata</i>	
N	<i>Eriogonum faciculatum v. poliofolium</i>	
P	<i>Euonymus ssp</i>	Euonymus
P	<i>Fatsyhedera lizei</i>	Fatsyhedera
P	<i>Fatsia japonica</i>	Aralia
T	<i>Feijoa sellowiana</i>	Pineapple Guave
N	<i>Ferocactus ssp</i>	Barrel Cactus
P	<i>Ficus ssp</i>	Fig
N	<i>Fouquieria splendens</i>	Ocotillo
P	<i>Gardenia jasminoides</i>	Gardenia (many varieties)

Approved Plant List (Continued)

T	Gazania ssp	Gazania (many varieties)
T	Gelsemium sempervirens	Carolina jasmine
N	Gutierrezia sarothrae	
P	Hedera ssp	Ivy
T	Hesperaloe paraviflora	Red Aloe
P	Hibiscus ssp	Hibiscus
P	Ilex sspHolly	
P	Jasminum ssp	Jasmine
T	Juniperus ssp	Juniper (see Appendix B)
N	Justica spigera (Californica)	Desert Honeysuckle
P	Lagerstroemia indica	Crape Myrtle
T	Lantana ssp	Lantana
N	Larrea divaricata	Creosote Bush
T	Leucophyllum frutescens	Texas Ranger
P	Ligistrum ssp	Privet
P	Liriope muscari	Liriope
N	Lotus rigidus	
N	Lycium exsertum	
N	Lycium fremonfii	
N	Lysiloma thornberi	Feather Bush
P	Macfadyena unguis-cati	Cat's Claw Vine
T	Mahonia aquifolium	Oregon Grape
T	Malehore crocea	Ice Plant
P	Motsrs itifioifrd	Fortnight Lily
P	Myrtus comminus	Myrtle
T	Nandina domestica	Heavenly Bamboo
P	Nerium oleander "petite"	Dwarf Oleander (see Appendix B)
N	Nolina microcarpa	
P	Ophiopogon japonicus	Mondo Grass
N	Opuntia ssp	Prickly Pear Cactus
T	Osteospermum fruticosum	Trailing African Daisy
T	Penstemon ssp	Penstemon
P	Pilodendron selloum	Phiolodendron
T	Photinea ssp	Photinia
P	Pittosporum ssp	Mockorange
T	Potentilla ssp	Cinquefoil
P	Pyracantha ssp	Pyracantha
P	Raphiolepis indica	Indian Hawthorn
T	Rhus ovata	Sugar Bush
P	Rose Rose	
T	Rosa banksiae	Lady Banks' Rose
T	Rosmarinus officinalis	Rosemary
T	Santolina ssp	Santolina
T	Senecio cineraria	Dusty Miller
N	Simmondsia chinensis	Jojoba
P	Spirea ssp	Spirea
T	Tecoma stans	Trumpet Bush
T	Tecomaria capensis	Cape Honeysuckle
T	Teucrium chamaedrys	Germander

Approved Plant List (Continued)

P Trachelospermum
N Trixis californica
N Vauquelinia californica
P Viburnum ssp
N Viguira deltoidea
P Vinca ssp
N Yucca baccata
N Yucca ssp

Star Jasmine

Arizona Rosewood
Viburnum

Periwinkle

Yucca

Yucca (many varieties)

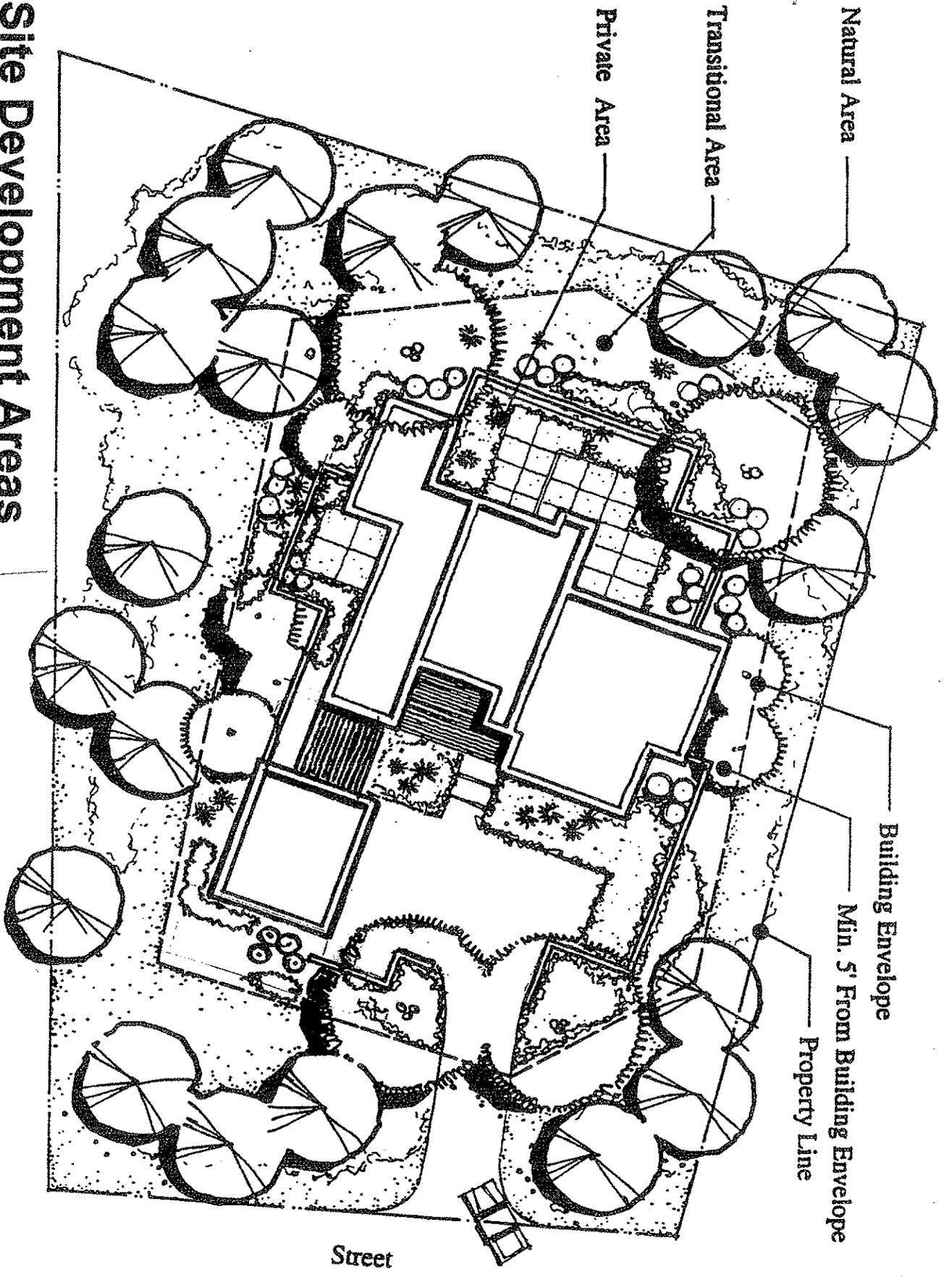
Appendix B

Prohibited Plant List

1. Any species of tree or shrub whose mature height may reasonably be expected to exceed the height of the related Structure (see 3.8 Height of Landscaping) with the exception o-producing characteristics, or susceptibility to disease include:

Betula ssp	Birch (aesthetic)
Cupressus	Cypress (aesthetic)
Eucalyptus	All varieties (aesthetic)
Fraxinus velutina	Arizona Ash (aesthetic)
Populus fremontii & augustifolia	Cottonwood (aesthetic)
Platanus wrightii	Sycamore (aesthetic)
Parkinsonia aculeata	Mexican Palo Verde (disease)
Pistacia ssp	Pastiche (aesthetic)
Salix (many species)	Willow (aesthetic)
Melia acedarach	Mulberry (law)
Magnolia (many species)	Magnolia (aesthetic)
Acer (many species)	Maple (aesthetic)
Arundo donax	Giant Reed (aesthetic)
Baccharis sarothroides	Desert Broom (weed)
Brachychiton populneus	Bottle Tree (aesthetic)
Gleditsia ssp	Locust (aesthetic)
Grevillea ssp	Silk Tree (aesthetic)
Olea europaea	Olive (law)
Rhus Lancea	African Sumac (aesthetic)

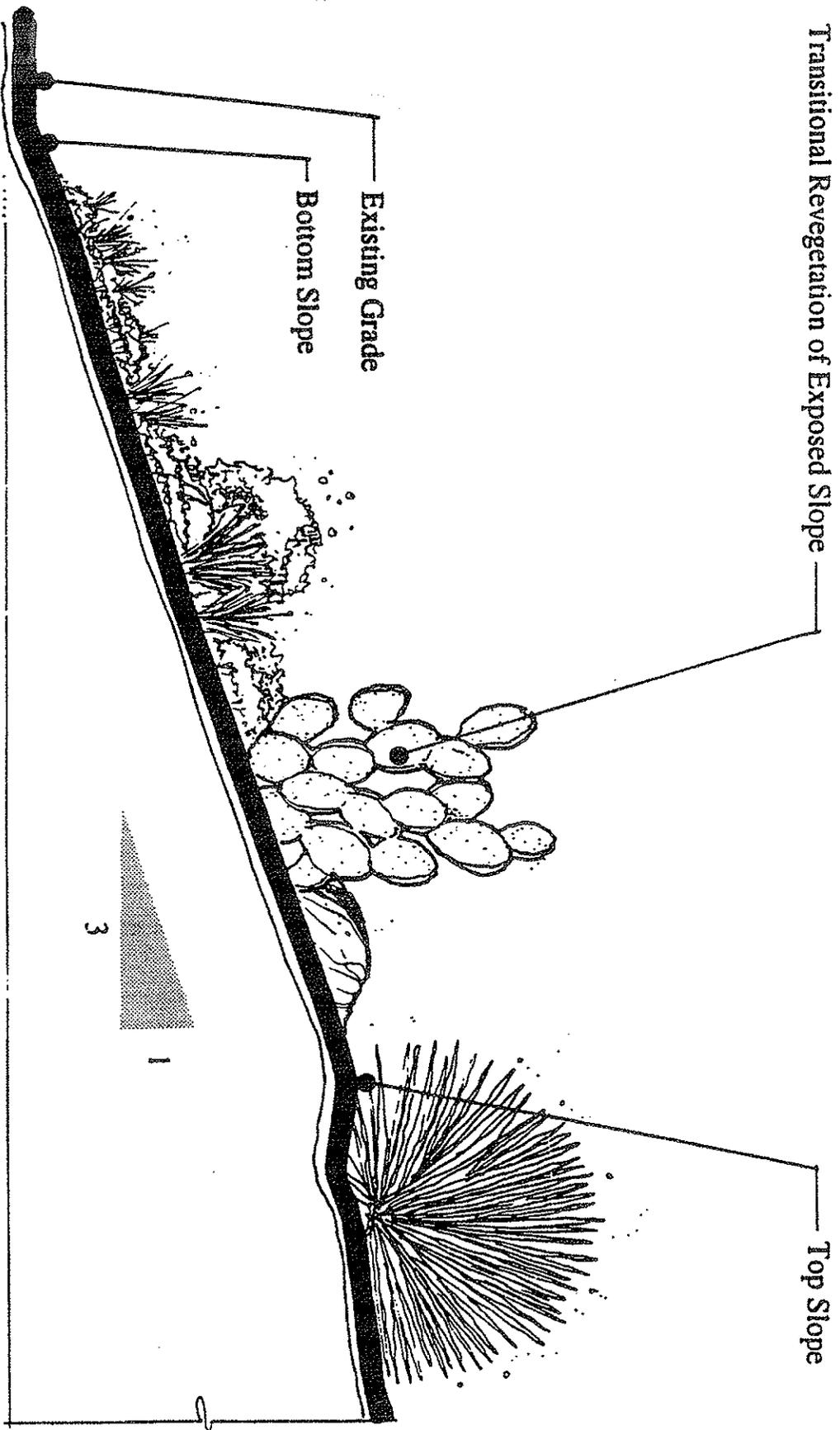
3. Fountain grass (*Pennisetum setaceum*) and pampas grass (*Cortaderia selloana*) will be prohibited as a defined weed with the potential to spread through the development.
4. Common Bermuda Grass will be prohibited as a defined weed and for its profuse production of allergy-producing pollen.
5. All Citrus, Palms, Oleanders, Pines, Cypress, False Cypress, Juniper, and Cedar whose mature growth height may reasonably be expected to exceed ten feet will be prohibited for aesthetic reasons. Dwarf varieties, and those specimens whose mature growth height may reasonably be expected to be maintained at less than ten feet, may be installed within Private Areas.



Site Development Areas

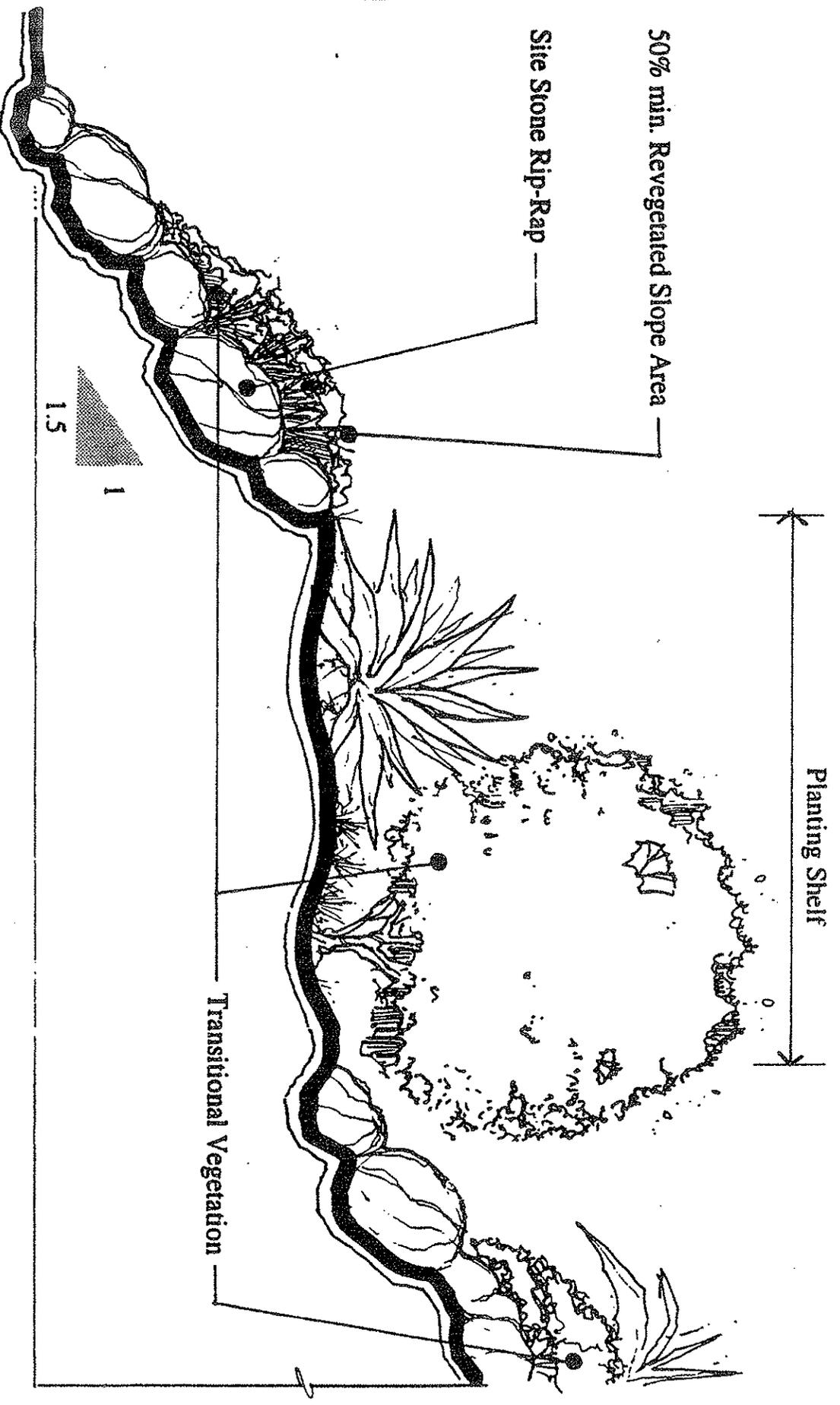
Illustration 8.1

Transitional Revegetation of Exposed Slope



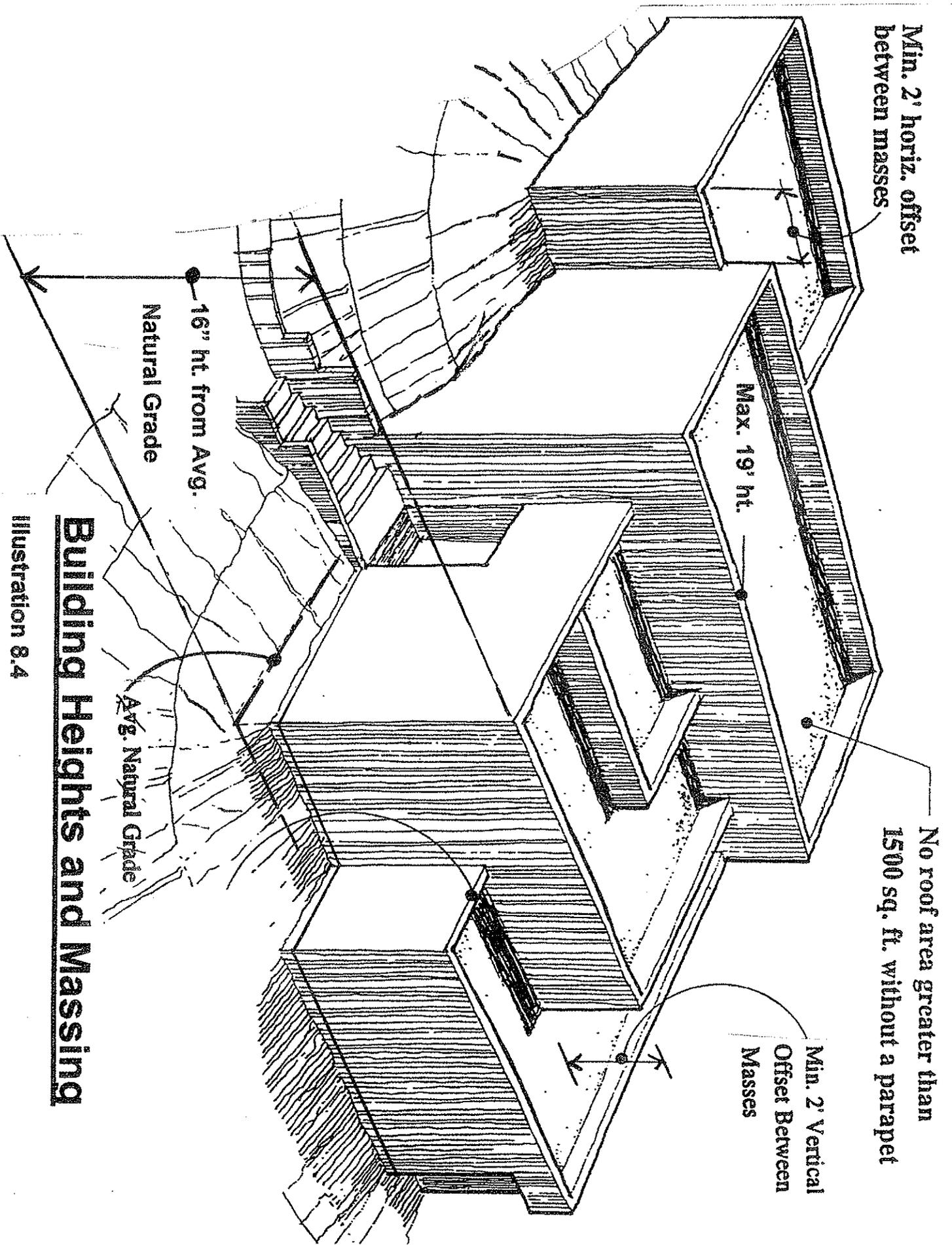
Exposed Cut & Fill Slopes

Illustration 8.2



Rock Rip-Rap Slopes

Illustration 8.3



Min. 2' horiz. offset between masses

Max. 19' ht.

16' ht. from Avg. Natural Grade

Natural Grade

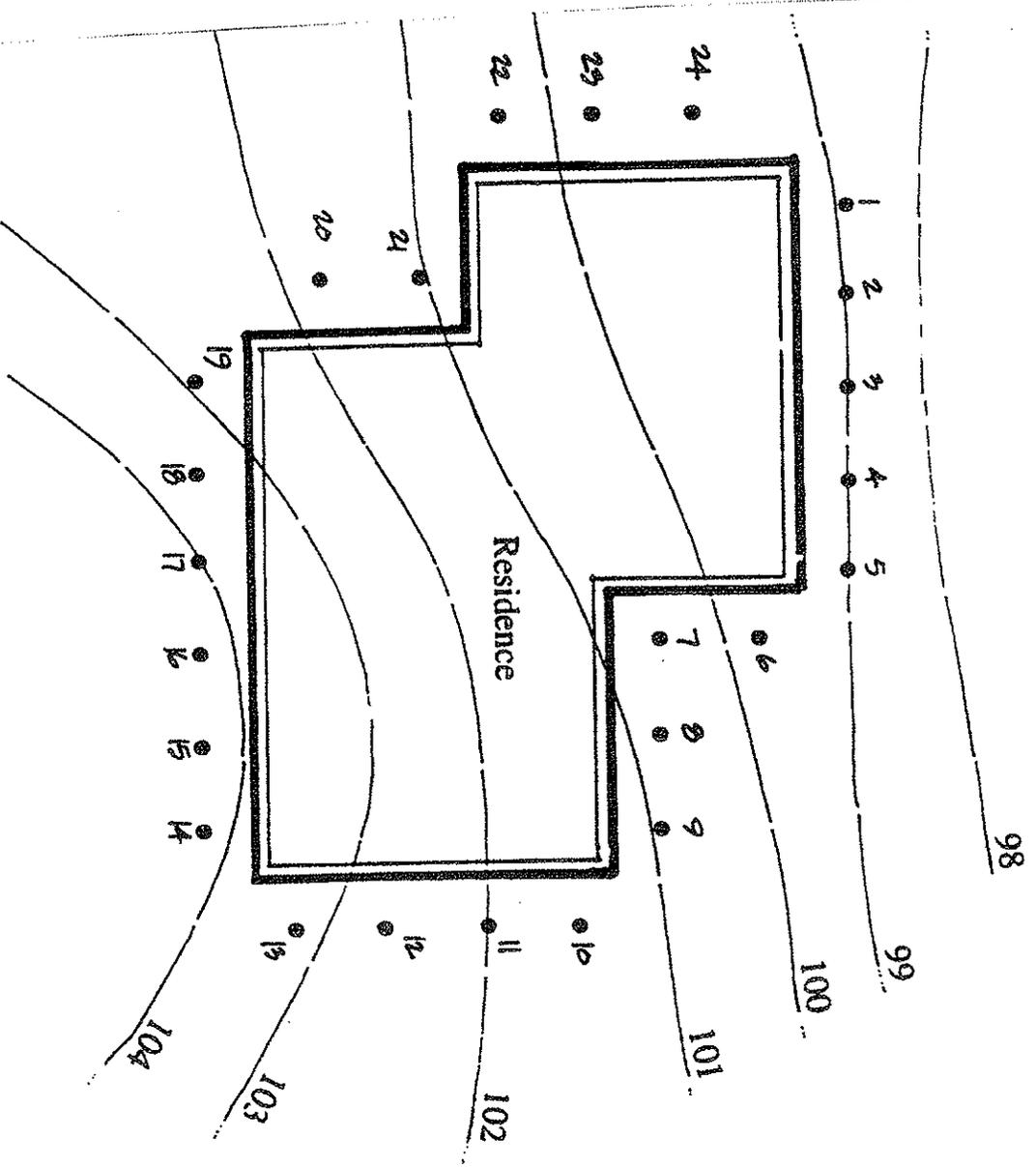
Avg. Natural Grade

No roof area greater than 1500 sq. ft. without a parapet

Min. 2' Vertical Offset Between Masses

Building Heights and Massing

Illustration 8.4



Typical Average Natural Grade Calculation

Point 1	@ 97.9 =	97.90
Point 2-5	@ 99.0 =	396.00
Point 6	@ 99.7 =	99.70
Point 7	@ 100.5 =	100.50
Point 8	@ 100.7 =	100.70
Point 9	@ 100.9 =	100.90
Point 10	@ 101.5 =	101.50
Point 11	@ 102.0 =	102.00
Point 12	@ 102.6 =	102.60
Point 13	@ 103.2 =	103.20
Point 14	@ 104.2 =	104.20
Point 15	@ 104.25 =	104.20
Point 16	@ 104.2 =	104.20
Point 17	@ 104.0 =	104.00
Point 18	@ 103.5 =	103.50
Point 19	@ 102.95 =	102.95
Point 20	@ 101.8 =	101.80
Point 21	@ 101.15 =	101.15
Point 22	@ 100.4 =	100.40
Point 23	@ 99.7 =	99.70
Point 24	@ 99.0 =	99.00

Total 2,430.10
 Divide by 24 = 101.25
 Average Natural Grade = 101.25

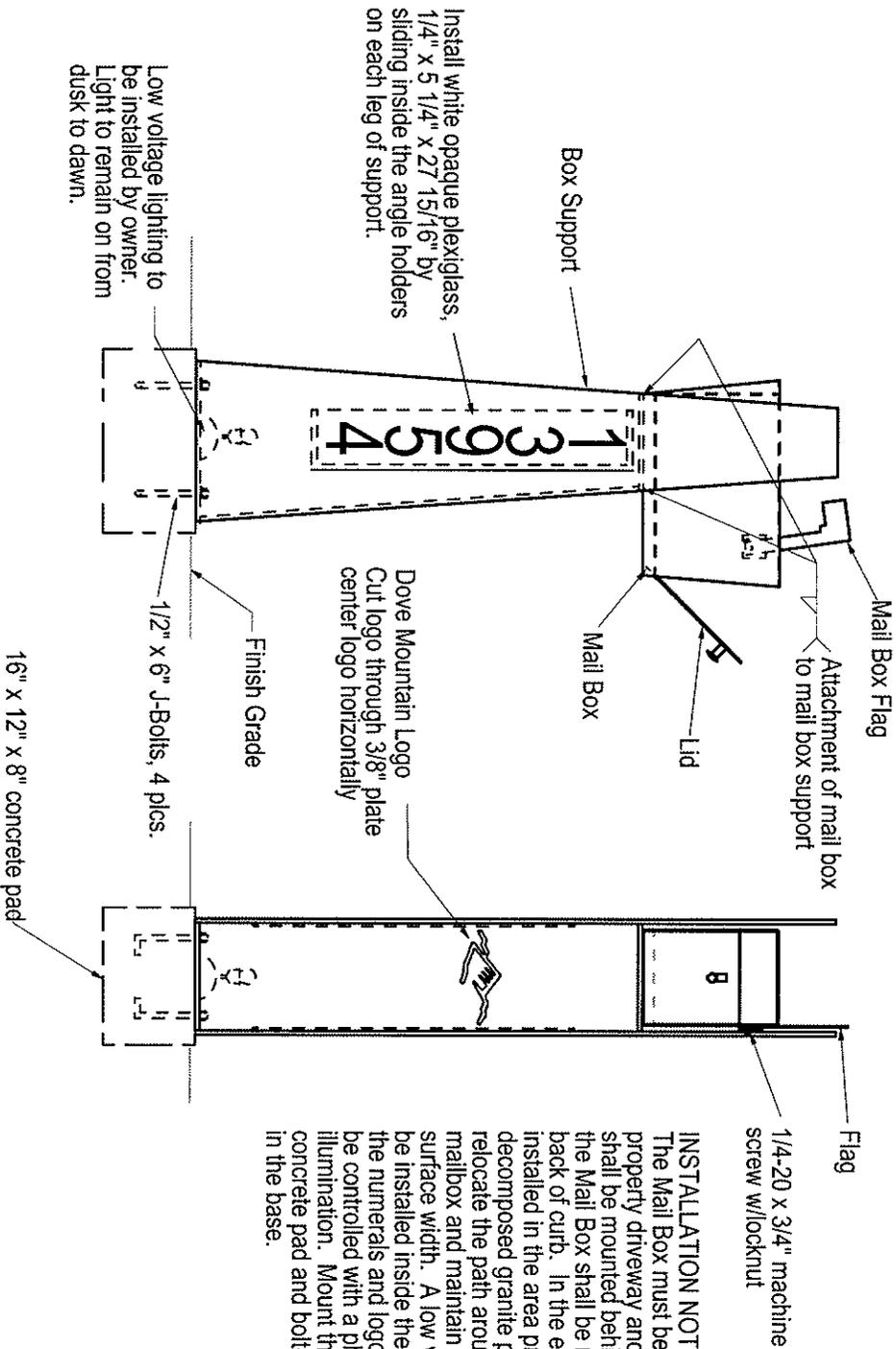
Average Natural Grade Calculation

Illustration 8.5

Scale - 3/4" = 1'

CANYON PASS at Dove Mountain Typical Mail Box Assembly

Illustration 8.6
Page 1 of 7



INSTALLATION NOTES:
The Mail Box must be installed within 10' of the property driveway and the front of the Mail Box shall be mounted behind the curb and the face of the Mail Box shall be no more than 3" from the back of curb. In the event that a mailbox is installed in the area previously constructed as a decomposed granite path, the builder shall relocate the path around the back side of the mailbox and maintain the existing walking surface width. A low voltage 20 watt fixture must be installed inside the Box Support to backlight the numerals and logo. The power to the light must be controlled with a photo cell to allow dusk to dawn illumination. Mount the Mail Box on a poured concrete pad and bolted through the holes provided in the base.

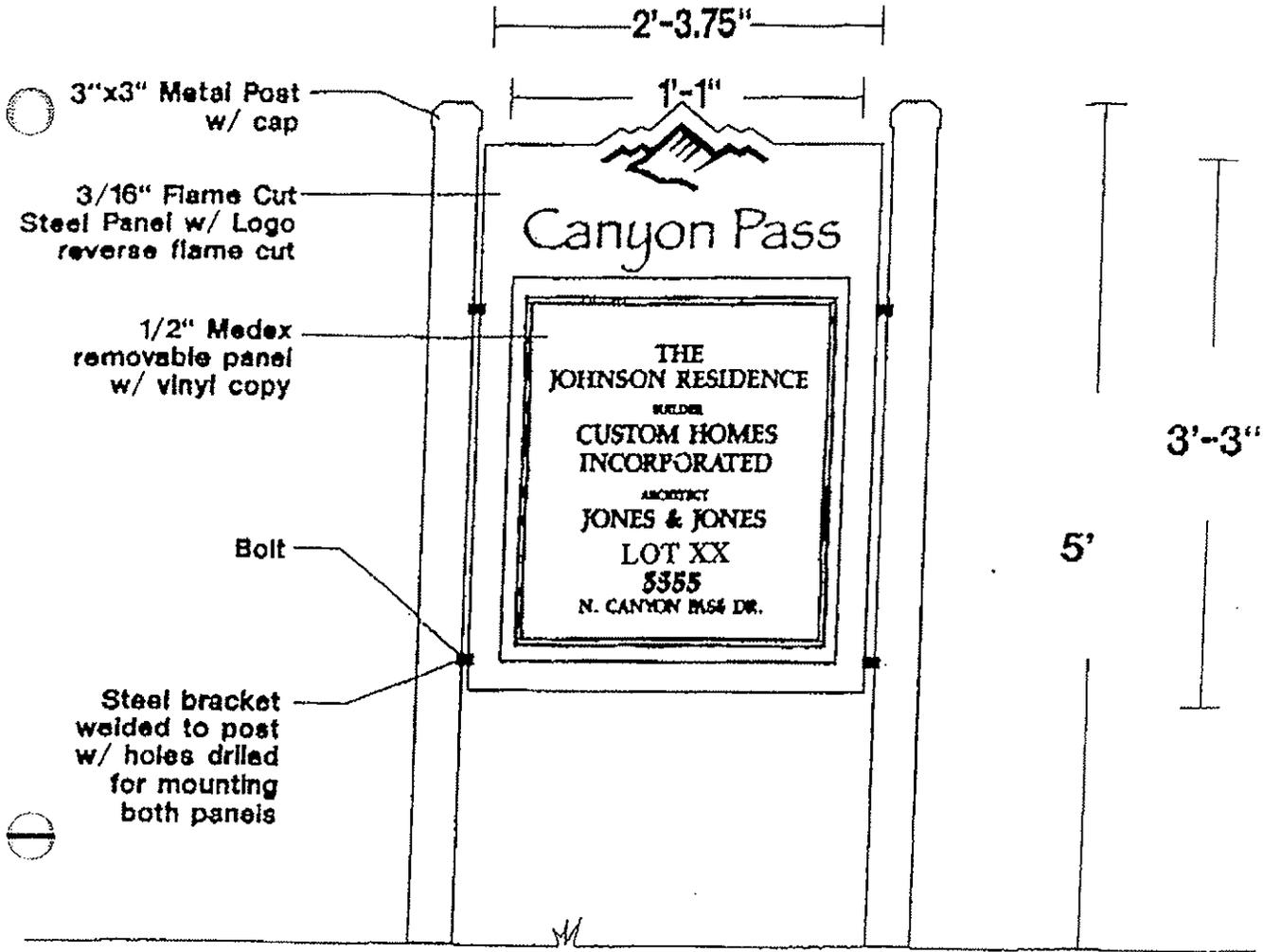
Approved Vendor*:
WindWalker Design
4449 E. Kentucky
Tucson, AZ 85714
(520) 790-2133

Cottonwood Properties Inc.

* If a supplier other than the approved vendor is used, finish and shop drawings are subject to approval by the ALRC.

Canyon Pass
at Dove Mountain

Illustration 8.7



- QUANTITY: One single-sided sign per lot
 LOCATION: 10 feet behind the curb at the front (access side) of the lot, approximately mid-way between property lines
 DURATION: Sign may be erected after pre-construction conference occurs and may remain in place until a certificate of occupancy has been issued, or within 60 days of cessation of work or abandonment of the project
 TYPEFACE: Palatino Bold
 TYPE SIZE: Lot no. and Address 1.5", Names 1.25", all other text not to exceed 1".
 COLOR : Dove Mountain Pink background, white vinyl letters. All steel components to be rusted.

ALL SIGNS WITHIN CANYON PASS AT DOVE MOUNTAIN MUST COMPLY WITH THE SPECIFICATIONS SET FORTH HEREIN. APPROVAL (THROUGH LEWIS MANAGEMENT RESOURCES, INC., 742-5674, fax 742-1523) MUST BE OBTAINED PRIOR TO FABRICATION AND INSTALLATION OF THE SIGN.

ACCEPTABLE ADDITIONAL SIGN TEXT	UNACCEPTABLE SIGN TEXT
E-mail Address OR Telephone Number of builder or architect	Any text, which indicates that the property is for sale or lease
"Custom Home for The Smith Family"	The words, "spec. or for speculation", etc.
Any other appropriate text, with prior review and approval by the Architectural and Landscaping Review Committee	Company Logos
	Any text, not a part of a company's legal name, which may be construed as promotional or advertising
	Any text or references deemed inappropriate by the Architectural and Landscaping Review Committee