SAGUARO RANCH

ARCHITECTURAL DESIGN GUIDELINES

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1. SAGUARO RANCH PHILOSOPHY & OVERVIEW

Saguaro Ranch is dedicated to ensuring the integrity and harmony of all the resources of the project ranging from real estate to archaeology to wildlife and natural scenery. The design guidelines provide a framework for development that will support this commitment. The guidelines outline standards for architectural design and materials, site planning and landscape architecture as well as policies and procedures of the DRB and its role in approving all projects and construction regulations.

These guidelines will ensure that private homes integrate into the desert environment while preserving natural areas and open space. Consistency and simplicity in building materials, colors and forms will help create a sense of continuity among the homes in the development and ensure that the design work complements the contours and character of the land.

One specific design objective is to create architecture that is in scale with its desert environment. Another objective is to establish a sense of place for the homes through design that aesthetically compliments each site. Other guidelines focus on integrating the complex interface between the built and natural environments. The ideas is to use materials that allow for subtle transitions from outdoors to indoors, while including elements of nature throughout the development and the employment of space planning techniques that blend forms subtly into nature.

The architectural guidelines designated by Saguaro Ranch are not designed to limit the owner's personal expression but rather set a standard for "designing with nature", which applies primarily to the exterior appearance of the homes. The primary emphasis is on the preservation and enhancement of natural surroundings. Designers are encouraged to explore more options to those portions of the home not visible to the public eye.

All single family residences should incorporate the architectural spirit of old Arizona Ranch style with limited elements drawn from Territorial style. Ranch style reflects much of the history of the Southwest from its original Indian settlers to the Spanish and the Anglos. This theme will be shy of the more Urban Sonoran and contemporary incarnations of Territorial styles, which are incompatible with the diverse wilderness and dramatic natural terrain of the project.

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 their Residence to insure compatibility with the fragile environment and climate of the Sonoran Desert. The purpose of the 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 Saguaro Ranch. The DRC will encourage creativity in design, innovative use of materials, and unique methods of construction so long as the final result is consistent with Saguaro Ranch overall philosophy and this DG.

Each Lot within Saguaro Ranch 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. The design standards and restrictions set forth in this document should be viewed by each Owner as their protection, that the special environment of Saguaro Ranch will be preserved and enhanced over time.

It is expected that the design of each Residence will be tailored to the unique features of each individual Lot. To preserve the natural features of each Lot, such as significant existing plant materials, washes, or rock outcroppings, all Improvements should be sited so as to minimize disruption of the existing environment. Residences should be sited so that important views are protected, natural drainage is not altered, and Saguaro Ranch overall philosophy is carried out by carefully integrating the Residences into the natural desert. Undisturbed desert is the unifying theme at Saguaro Ranch, and this can only be achieved if a Lot is not significantly altered to accommodate a Residence. Eighty percent of each lot must remain undisturbed.

To ensure the preservation of the natural desert for the enjoyment of all residents of Saguaro Ranch the

concept of a maximum allowable developable area of the Lot, called the "Building Envelope," has been developed. Designs, which, in the opinion of the DRC, overwhelm the Building Envelope and are therefore inconsistent with Saguaro Ranch overall philosophy, will not be approved.

In addition to the Saguaro Ranch Declaration of Conditions, Covenants & Restrictions there exist additional Covenants and Restrictions as imposed by the Town of Marana. In the event of a conflict between the Saguaro Ranch Declaration and the provisions of the Marana Covenants, the Marana Covenants shall control.

2. OVERVIEW OF DESIGN REVIEW PROCESS

In order to assist each Owner in the development (planning, design, and construction) of their 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 Saguaro Ranch. Since the preservation and enhancement of the unique and fragile desert scape at Saguaro Ranch are important principles, the DRC is charged with the responsibility of insuring that these principles are carried out in all phases of development In general, the design review process is progressive and 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 a DRC 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 DRC to insure 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 DRC to insure 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 with a representative of the DRC 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 DRC 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 DRC 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 Design Professional to provide competent professional design services for any project in Saguaro Ranch. 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 DRC, 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 Saguaro Ranch. If an Owner elects to provide their own services or retains non-professional services, and the result in either case is not approved by the DRC, then they have 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 that do not adhere to the DG or to the overall principles of Saguaro Ranch. 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. SAGUARO RANCH DESIGN STANDARDS

At Saguaro Ranch 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 of sitting, landscaping, grading, and the like. 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 Saguaro Ranch 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 Transitional Area and a Private Area. (see Illustration 8.1.)

3.1 Natural Area

The Natural Area is that portion of the Lot that lies outside of the Building Envelope and must remain as undisturbed natural desert (see Illustration 8.1). The only exception allows for a driveway improvement occurring in a Natural Area. 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.

3.2 Natural Area Restoration

Restoration of a Natural Area must occur if the designated undisturbed natural desert is inadvertently damaged during construction. Restoration must include only indigenous plants as scheduled in the Approved Plant List. 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 over spray 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 (see Illustration 8.1). All Improvements on a Lot must be located within the Building Envelope as specified by the DRC and as permitted by the DG. Moreover, it is not intended that any Improvement and Residence design completely fill the Building Envelope. 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 and a Transitional Area (see 3.5 Transitional Area) must be developed within it. Designs, which, in the opinion of the DRC, overwhelm the Building Envelope and are therefore inconsistent with the philosophy of Saguaro Ranch, 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 DRC to determine the location of the Building Envelope. Slight modifications to the Building Envelope may be made by the DRC 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 Saguaro Ranch as a whole.

3.5 Transitional Area

The Transitional Area is that part of the Building Envelope which is Visible from Neighboring Property, and is between the Natural Area and the Private Area. The purpose of the Transitional Area is to provide a gradual transition between the Natural Area's undisturbed natural desert and the Private Area's Improvements.

The Transitional Area, with a five-foot minimum width, must be identified and developed adjacent to the perimeter of any proposed Private Area. In addition, it is expected that this Transitional Area will undulate in width, form, and composition to visually soften the edges between the Natural Area and the Private Area and it 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. (see Illustration 8.1)

3.6 Transitional Area Landscaping

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 in the Transitional Area. The plant materials as scheduled in the Approved Plant List for the Transitional Area 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 Transitional Area, without any over spray or runoff onto any adjacent Natural Area. All finished grade treatments are to be blended smoothly 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.

3.7 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 and it is separated from the Natural Area by a Transitional Area (see Illustration 8.1).

3.8 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 DRC, any other plant not included in the Prohibited Plant List (see Appendix B) would be appropriate despite their increased 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.

3.9 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 DRC, 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.

3.10 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, and weed-like characteristics of excessive growth, high water demands, and other similar traits. Under no circumstances is it permissible to plant any Prohibited Plant on any Lot.

3.11 Protected Plants

Protected Plants are those indigenous desert plants, which, because of size, age, or type, must be protected. These include, but are not limited to, the following tree species of four-inch caliper and greater or all cacti species six feet and greater in height: Ironwood, Mesquite, Palo Verde, Acacia, Saguaro, Barrel cactus, Ocotillo, and Yucca. Improvements shall be sited to avoid these protected species if at all possible. If a protected plant is threatened by construction, it shall be transplanted on the Lot.

The DRC must approve submittal plans (see 4.9 Preliminary Design Submittal) for the salvage and transplanting of these species, and a Licensed Landscape Professional shall be retained by the Owner to perform such work. If, as certified in writing by the Licensed Landscape Professional, the successful transplanting of certain plants is remote, removal of said plants and replacement on the Lot with similar plants in type and size must be included in the submittal plans.

3.12 Unauthorized Site Work

Except as approved by the DRC and such other governmental jurisdictions who may require permits and approvals in connection with the construction, reconstruction, or alteration of any Improvement for which the Owner has obtained the approval of the DRC:

(1) No Excavation shall be performed upon any Lot;
(2) No change in the natural or existing drainage for surface waters shall be made upon any Lot; and,
(3) No Protected Plants shall be damaged, destroyed, or removed from any Lot.

In the event of any violation of (1) or (2) above, the DRC 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 as been improperly removed or destroyed with either a similar plant in type and size or with such other plant as the DRC or the Association may deem appropriate. The Owner of such Lot must reimburse the DRC 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.

3.13 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. Not withstanding the above standard (1), any improvement shall not be developed within thirty feet of any Lot property line.
3. Not withstanding the above standards (1) and (2), a driveway shall be allowed to cross the front yard setback area and be extended to the Building Envelope (see 3.14 Driveways).

In addition to the above, all Structures must also comply with the following standards per Town of Marana:

4.

Lots zoned R144	
Front yard setback	40'-0" minimum
Side yard setbacks	50'-0" minimum
Rear yard setback	50'-0" minimum
Lots zoned RD-180	
Front yard setback	50'-0" minimum
Side yard setbacks	30'-0" minimum
Rear yard setback	50'-0" minimum

3.14 Driveways

Driveways must be sited to avoid important natural features of a Lot, such as Protected Plants, washes or drainage ways, and to minimize disruption of the existing landscape. Any portion of a driveway that crosses from the street through the front yard setback to the Building Envelope shall not exceed fifteen feet in width. Parking spaces, pull outs, or other similar features must be developed within the Building Envelope. Driveways shall be surfaced with Saguaro Ranch precast concrete driveway pavers.

3.15 Septic Alternative Systems

Pima County Health Department Approved Septic Alternative Systems, (Advantex or Norweco) that incorporate water re-use retreatment systems and that minimize site disturbance are required for private sewage disposal. Each lot Owner will be required to contract with a licensed Engineer for the design of their private septic disposal system. Such system shall be approved by Pima County Health Department. All other water harvesting is encouraged.

3.16 Washes and Drainage Easements

These natural drainage ways occur frequently throughout Saguaro Ranch and must not be obstructed. Improvements shall be sited to avoid these and to protect the adjacent natural vegetation. Improvements that are proposed to bridge washes without obstructing storm flows will only be considered on a design specific basis by the DRC.

3.17 Site Drainage

Site drainage must be accomplished with minimum disruption to the Lot and shall not impact 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 similar 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 hydrology conditions at any exiting point. Developed drainage ways, if lined, shall use native site rock (Tortolita Mountain rock). Small rocks check dams, collection and detention areas, and other such treatments are encouraged to direct drainage flows as a supplement to irrigation into appropriate landscape areas.

The DRC 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.

3.18 Site Grading

Site grading must be accomplished with minimum disruption to the Lot and shall complement the character of the natural site. No more than twenty percent of any property may be graded in order to maintain eighty percent of each property undisturbed. 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 two feet in height. Slopes to be 3 horizontal per 1 vertical and it must be re-vegetated.

(2) Rock riprap treatments shall not exceed four feet in height. Slopes to be 1.5 horizontal per 1 vertical maximum and must be combined with re-vegetation so that a 50% minimum of any single slope is planted. All rip-rap shall be native site rock (Tortolita Mountain rock/boulder) and must be broken up in response to existing topography and vegetation (see Illustration 8.3).

(3) Retaining wall treatments either free standing or as a part of a Structure, shall not exceed six feet in height.

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 DRC. Any such proposed treatment must incorporate an intermediate four feet minimum width shelf area (see Illustrations 8.2 and 8.3). This shelf area must be landscaped.

3.19 Parking Spaces

Each Residence must incorporate a garage for at least two automobiles. 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 DRC, and must not be Visible from Neighboring Property. No mobile home, travel trailer, tent trailer, trailer, camper shell, boat trailer or similar equipment shall be parked, kept or stored on any property in Saguaro Ranch.

3.20 Sports Courts

Tennis courts or other similar large surfaced areas are not allowed to be developed on any Lot within Saguaro Ranch. Any basketball backboard will only be considered on a design specific basis and must be approved by the DRC 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 DRC, upon request by the DRC, the Owner will be required to remove it. No jungle gyms or swing sets which would be visible from neighboring property shall be permitted.

3.21 Signage

Address identification signs for each Residence must conform to the DRC approved design standard and must be installed by each Owner. No additional signage detached from the Residence will be permitted, except temporary construction signs, or other signage as permitted by the Declaration and approved by the DRC.

3.22 Exterior Lighting

An overall exterior lighting concept for Saguaro Ranch has been carefully developed. The intent of this lighting concept is to create a unified, natural effect that will not interfere or compete with the dramatic nighttime panorama of views of the desert, surrounding mountains, and the valley below. Each Residence's proposed exterior lighting plan must be approved by the DRC 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 DRC 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. Building lighting must be directed downward away from adjacent Building Envelopes and Common Areas.
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.

5. Up-lighting will generally be disallowed, as will an excessive number of fixtures, or excess light levels and glare.

6. All lighting must meet the Town of Marana Exterior Light Ordinance regulations.

Each Owner is responsible to comply with the above outlined standards during the development and subsequent occupancy of their Residence. However, the DRC 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 DRC to not comply with these standards

Architectural Design Standards

The following architectural design standards have evolved in response to climatic and aesthetic considerations at Saguaro Ranch. 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, shall allow the natural desert's context and colors to predominate and will preserve the integrity of Saguaro Ranch philosophy.

3.23 Size

It is expected that all Residences will exceed 2,700 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 that overwhelms the Building Envelope.

3.24 Building Height

The terrain of Saguaro Ranch is varied and unique, with hilltops, valleys and other changes in topography. As such, any Residence is encouraged to be developed as 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 DRC 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.

The maximum building height for any Structure shall not exceed 15 feet except that the height of one-third of the roof area may exceed 15 feet but not exceed 18 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 (Average Natural Grade Calculation Diagram and Illustration 8.5) 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 21 feet when measured from the lowest immediately adjacent natural grade elevation abutting that portion of the Structure (see Illustration 8.4).

3.25 Building Mass

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 and horizontal offset of 2 feet from any adjacent mass (see Illustration 8.4).

3.26 Roofs

All roofs shall be of a material, texture, and color approved by the DRC. 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 3.28 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 1000 square feet shall occur without a parapet. As such, flat roof designs with larger roof plane areas shall include false parapets (see Illustration 8.4) to visually break up the roof plane. Flat roofs, including all vents and other projections, shall be finished coated to color match with the Structure's exterior wall 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 4 vertical per 12 horizontal. Pitched roofs shall be finished with a visually aesthetic material of natural clay tile in dark earth tones, rusted standing seam metal, and rusted corrugated steel, all of which shall exhibit muted earth tone colors. Metal roofs, other than chemically aged steel, are not allowed. Pitched roof colors shall complement the Structure's exterior wall color. All vents and other projections shall be colored to match the finished roof material color.

3.27 Materials

Exterior surfaces will be generally of natural materials that blend and are compatible with the natural landscape. Masonry, stucco, native rock, traditional adobe rammed earth and cast in place concrete shall be the predominant exterior wall surfaces. Exposed structural wood members shall be oversized with a minimum nominal thickness of 6 inches. Large surfaces of exposed wood, such as wood siding will not be allowed. Roof materials shall be as outlined above.

3.28 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 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 DRC approval. Colors that, in the judgment of the DRC, do not reinforce and complement the natural landscape will not be allowed.

3.29 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.

3.30 Windows and Skylights

Window and door glazing that is mirrored is not allowed. Window and doorframes shall be finished with anodized metal, baked enamel, and vinyl clad, or wood, all with finished colors (see 3.23 Colors) as approved by the DRC. Windows shall be set back into exterior walls a minimum 10 inches to express wall thickness.

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 to match or blend with the roof.

3.31 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. Each Residence must incorporate a garage for at least two automobiles. Storage of all vehicles 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.

3.32 Guest Quarters

Development of a guest quarters as a part of any Residence will be considered on a design specific basis by the DRC. 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.

3.33 Building Projections

All projections from a Residence including, but not limited to, flues, vents, gutters, downspouts, utility boxes, porches, railings, ornamental iron, exterior stairways, patio furniture, 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.

Ground mounted flagpoles must be located within the building envelope as defined for the lot with the location subject to approval by the DRC. The flagpole must be a bronze matt finish, black anodized or other non-reflective material or should be painted a color that is compatible with the natural desert surroundings. No flagpole may be constructed of a reflective material such as steel or aluminum, unless the metal surface is painted with a non-reflective color as approved by the DRC. No freestanding flagpole can extend any higher than 15' from the ground on which it is mounted. All ground-mounted flagpoles must be telescoping and may not be extended to their full height unless a flag is being flown from it. No owner may install any up lighting around the flagpole without the approval of the DRC. The standard size of all flags must be 3'x5' unless a different size has been approved by the DRC. Flagpoles that will be mounted on the wall of the home should have a 45 degree mounting bracket and must be mounted in a location that places the top of the flagpole in a location that is not any higher than the top of the immediately adjacent parapet wall or the roof line on the home on the lot.

3.34 Fireplace Chimneys

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.

3.35 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 and shall not be allowed to encompass or delineate the Building Envelope. In addition, the following standards shall apply:

1. All walls, freestanding walls or retaining walls, shall be constructed of masonry or other approved materials and shall be the same or complement the main building'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 freestanding 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 shelf area which is to be landscaped (see 3.6 Transitional Area Landscaping).

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, chain link and wire are not allowed.

3.36 Foundations

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

3.37 Utility and Service Equipment

All heating and cooling equipment including ductwork must be located on the ground or concealed within the building. Exterior clotheslines, for any outside laundering or drying of clothes, are not allowed.

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

3.38 Solar Applications

Solar applications will only be considered on a design specific basis by the DRC. 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 be concealed by landscaping so that no portion of the solar application will be viewed from any other Lot or Common Area (See 3.41 Solar Energy Devices).

3.39 Awnings

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

3.40 Antennae and Satellite Equipment

Antenna or satellite equipment installations will only be considered on a design specific basis by the DRC. Any installations of such equipment must be concealed so that the equipment will not be viewed from any other Lot or Common Area.

3.41 Solar Energy Devices

The Saguaro Ranch Association Rules, Regulations and Restrictions (RRR) establish design review requirements for all types of projects. This document serves as an attachment to the RRR. In order for the Architectural Control Committee (DRC) to consider the placement and appearance of any proposed solar energy device installation project the following requirements are established.

Every Owner has the right to install and maintain solar energy devices, subject to compliance with the design guidelines and upon the approval of the DRC, after first providing a submittal to the DRC and subsequently completing the balance of the requirements outlined herein. The DRC acknowledges the applicable Arizona Revised Statutes that regulate their ability to review and approve solar energy devices. However, those same statutes also allow the DRC to create "reasonable rules regarding the placement of a solar energy device."

1: Placement

a) In reviewing any proposed location, the DRC prefers locations that eliminate or minimize the potential visual exposure of the installation. In addition, their expectation is that the size or scope of any installation is consistent with the normal energy demands of a typical Dwelling within the Association.

b) In reviewing any proposed location, the DRC considers: a) the potential visual exposure from adjacent streets or other Common Areas; b) the design integration with the Dwelling or other Improvements; c) the topography and vegetation context on the Lot; and, d) the potential visual exposure and relationship to adjacent Lots.

c) A ground mounted installation will be considered if: a) the resulting potential visual exposure is reduced when compared to a similar roof mounted installation; b) the applicable setback to lot property lines is maintained; c) existing vegetation and other natural features of the Lot are not disturbed or eliminated; and, d) related visual mitigation screening (such as walls, landscape, etc.) is included.

d) A roof-mounted installation will be considered if the resulting potential visual exposure is reduced when compared to a similar ground mounted installation. In most instances, a roof-mounted installation on flat roof areas of the Dwelling is preferred to any installation on pitched roof areas of the Dwelling.

e) Any flat roof mounted installation is preferred to incorporate collectors or panels that: a) are mounted directly to and parallel with the roof plane; and, b) maintain a height profile that is below the height of the lowest surrounding parapet wall top condition. A reasonable increase in the total collector area or array size may be necessary to maintain these criteria.

f) Any pitched roof mounted installation is preferred to incorporate collectors or panels that: a) are mounted directly to and parallel with the roof plane; b) maintain a height profile that is below the height of the lowest adjacent roof ridge top or peak condition. A reasonable increase in the total collector area or array size may be necessary to maintain these criteria.

2: Appearance of Solar Equipment

As a part of the above placement criteria, the DRC considers the appearance of the related equipment components of any installation. As applicable, these include but are not limited to mounting frames, hardware, piping, conduit, storage tanks, inverters, etc.

a) All related equipment components are preferred to be: a) concealed by the Dwelling or other Improvements; and/or, b) positioned below the footprint of the collectors or panels so as not to be visible.

b) Excluding the surface face of the collectors or panels, all related equipment components not complying with item number one above are considered to be visible. As applicable, visible components of the entire installation should: a) match the adjacent ground or roof material color; b) be a uniform dark color; or, c) match the adjacent surface finish color of the Dwelling or other Improvements whenever possible.

c) The finish color of the surface face of the collectors or panels should be considered when manufacturing options are available. Finish color options that are more compatible with the adjacent surface finish color of the Dwelling or other Improvements are preferred. A reasonable increase in the total collector area or array size may be necessary to maintain this criterion.

4. DESIGN REVIEW PROCESS AND SUBMITTAL REQUIREMENTS

4.1 Design Review Process Phases

The design review process is progressive and intended to assure 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 DRC 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 are received by the DRC in adequate time to allow for proper consideration and review. Any specific submittal that does not meet the outlined minimum requirements will not be considered by the DRC 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 DRC in the design review process is encouraged.

All submittals shall be made in triplicate. All submittals shall be coordinated through the office of **HBS Management Solutions, Inc.**, acting as the authorized property management agent for Saguaro Ranch. They can be reached at **(520) 829-7895, ATTN: Saguaro Ranch Community Manager, PO Box 64758 Tucson, AZ 85728**. Minimum submittal deadline dates, will be 21 calendar days prior to the review meeting date.

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 DRC. The last phase is a post-construction review and approval by the DRC 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 DRC. All checks should be made payable to "Saguaro Ranch Property Owners Association" and must be submitted at the prescribed design review phase. The fees are as follows:

(I) New Residence Design Review Fee of $4,200.00 non-refundable, payable at the Pre-Design Orientation phase. This fee is to cover the cost related to reviewing a new home design and its related construction. Multiple Reviews or Site Visits will be billed at $200.00 hourly.

(2) Existing Home Modification Design Review Fee of $2,400.00 for Major Addition/Remodel and $1,200.00 f or a minor project. (Minimum) non-refundable, payable at the initial submittal phase. A nonrefundable fee for reviewing a Solar Project will be $1,000 and any color changes that need review will be a fee of $400.00. This fee is to cover the cost related to reviewing any proposed modifications, changes, additions, etc., to an existing home. Once the scope of the proposed work is determined, an adjustment (either a refund or an additional charge) will be issued.

(3) Payable at the Pre-Construction Conference phase is a non-refundable fee of $3,000.00 has been established. This fee is to cover the cost related to normal wear and tear caused by construction vehicles on the Association's privately owned maintained streets.

(4) New Construction Compliance Deposit of $20,000.00, 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. For any other scope of construction modifications, changes, additions, etc., to an existing Residence, providing that the footprint of the existing home is modified, or any major exterior changes are contemplated, the refundable Construction Compliance Deposit is set at $20,000.00. The deposit shall be in the form of a cash payment, certificate of deposit, letter of credit, or performance bond. Such bond shall be in force and effect at all times until completion of construction and shall be released upon written approval of the DRC, but without representation or warranty whatsoever relating to such construction or completion.

(5) $3,000 Administrative and Management Fee (non-refundable). Payable at the Pre-Design Orientation phase

4.5 Submittal Fees Adjustments

All fees as outlined (see 4.4 Submittal Fees) are subject to periodic adjustment as determined by the DRC. 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 DRC considering the particular phase of the design review process that was required to be duplicated or repeated.

4.6 Reviews of Submittals

The DRC shall conduct reviews of submittals during its regular 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, have been set by the DRC. The Owner or an owner's representative shall not attend any meeting of the DRC unless specifically requested by the DRC. The DRC will endeavor to respond in writing within 14 calendar days after the review is completed by the DRC, provided that the submittal is in accordance with the requirements outlined. Members of the DRC will not discuss the results of reviews over the telephone 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 DRC must be addressed to the DRC in writing.

4.7 Enforcement

These DG shall be enforced by the DRC or the Association as provided herein or in the Declaration. The DRC reserves the right to waive, varies, or otherwise modifies any of the standards or procedures set forth herein at its discretion, for good cause shown. Not withstanding this, the DG may not conflict with the provisions of the Declaration. Approval by the DRC, 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 co-ordinate such required governmental reviews with the process and procedures outlined in these DG.

4.8 Pre-Design Orientation Phase

During this phase the Owner or the owner's representative must meet with a DRC 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. 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 and Administrative and Management 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 DRC will typically occur during this phase.

4.9 Preliminary Design Submittal Phase

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

(1)

a. Aerial Photo and Topographical Survey (scale of 1 inch equals 20 feet)
b. Show and label all boundary lines, bearings, and lot dimensions.
c. Show and label all existing utility service locations or stub outs.
d. Show and label the adjacent street or other Common Areas.
e. Show and label all easements and flood prone areas as applicable.
f. Show and label the original Building Envelope.
g. Show and label all setbacks (see 3.13 Setbacks).
h. Show and label existing topographical contour lines at not greater than 2 foot intervals to a distance of not less than 20 feet beyond any Building Envelope or Improvement.
i. Show and label all major natural terrain features, including rock outcroppings and washes.
j. Show and label all Protected Plants, with specific inventory noting of those specimens within 20 feet of any Building Envelope or Improvement.

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

a. The site plan drawing as referenced herein must be prepared to include and reflect the above outlined aerial photo and topographical survey requirements in addition to the following requirements.
b. Show and label the complete extent of all site development elements or Improvements.
c. Show and label the original Building Envelope and any proposed modifications to such, if any are contemplated.
d. Show and label the Construction Area Limit.
e. Show and label all driveway treatments.
f. Show and label all utility services.
g. Show and label all major site drainage treatments.
h. Show and label all modified topographic contour lines at not greater than two-foot intervals.
i. Show and label all proposed major site grading treatments.
j. Show and label all parking spaces including related screening treatments.
k. Show and label all buildings including specific finished floor elevation value call-Outs.
l. Show and label all patios, courtyards, terraces, etc. including specific finished deck grade elevation value call-outs.

m. Show and label all wall conditions including specific top of wall elevation value call-outs
n. Show and label all utility and service equipment locations and related screening treatments.
o. Show and label the "average natural grade elevation(s)" contour as it relates to the Improvements.

(3) Average Natural Grade Calculation Diagram (scale of I inch equals 20 feet) Show and label existing topographical contour lines at not greater than 2 foot intervals to a distance of not less than 20 feet beyond any Building Envelope or Improvement.

a. 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. (See Illustration 8.5)

(4) Landscaping Plan (scale of 1 inch equals 20 feet minimum)
Show and label all Protected Plants, with specific inventory noting of those specimens within 20 feet of any Building Envelope or Improvement.

a. Show and label all Transitional Areas that will require landscaping treatments.
b. 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.
c. 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) 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 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 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

a. To assist the DRC 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 field verified by the Owner's registered surveyor.

(9) Miscellaneous requirements

Any other drawings, scaled models, materials, or samples prepared by the Owner or as requested by the DRC that will aid the DRC during this phase of the design review process.

4.10 Preliminary Design Submittal Review

Upon receipt of a submittal package that meets the above outlined minimum submittal requirements, the DRC will implement a notification process to allow adjacent property Owners to be informed of the proposed development. The DRC 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 DRC to insure consistency with the previously approved Preliminary Design Submittal and the DG. Specific submittal requirements of this phase include:

(1.) Aerial Photo and Topographical Survey (scale of 1 inch equals 20 feet). All requirements as outlined in 4.9 (1) above

(2) Site Plan (scale of 1inch 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 are 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.

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 Plan (scale of one-quarter inch equals one foot)

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) 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 or 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) 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 tamping requirements.

(9) Balance of drawings

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 material, trim, roofs, window frames, doors, and accents. In addition, include manufacturer's specification of window glazing.

(11) Miscellaneous requirements

Any other drawings, scaled models, materials, or samples prepared by the Owner or as requested by the DRC that will aid the DRC 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 DRC will then 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 DRC 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 DRC 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. 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 field verified by the Owner's registered surveyor.

c. Establish, reference, and provide a written certification by the Owner's registered Surveyor of the site-specific benchmark point to be used during the subsequent construction phase.

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) and that contains all of the proposed

b. Improvements shall be cordoned off as described herein.
c. 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.
d. 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 1inch equals 20 feet)
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.
(4) Construction duration schedule
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
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 is to be updated continuously throughout the entire construction phase.
(6) Town of Marana building permit
The Builder shall provide a copy of the permit card issued by Town of Marana covering the entire scope of work on the specific project.
(7) Construction compliance deposit
Payment of applicable submittal fees (see 4.4 Construction Compliance Deposit)
(8) Maintenance fee
Payment of applicable submittal fees (see 4.4 New Residence Maintenance Fee)
(9) Construction regulations
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 DRC 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 Constructions-in-Progress Reviews

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

a. The DRC 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 DRC with work in progress or compliance with these DG or the Declaration.

b. The Owner shall be required to provide their 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 DRC 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. The DRC will provide a written response to the Owner.

5. CONSTRUCTION AND BUILDER REGULATIONS

In order to assure that the natural desert landscape of each Lot and the Common Area of Saguaro Ranch are not damaged during any construction activities and to generally control construction activities within Saguaro Ranch, 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 DRC (see 4.13 Pre-Construction Conference) to review construction procedures and coordinate his activities in Saguaro Ranch.

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 requirement that 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 Saguaro Ranch shall first apply for and obtain written approval from the DRC. The DRC will co-ordinate with the Builder to determine the best possible location within the Construction Area Limit Fencing for such temporary facility. 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 Saguaro Ranch. 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 DRC 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 Saguaro Ranch.

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 DRC.

5.5 Vehicles and Parking Areas

Construction workers will not park on, or otherwise use, other Lots or any open space including streets, except as provided in writing by the DRC. Private and construction vehicles and machinery shall be parked only within the Construction Area Limit Fencing. All vehicles will be parked so as not to inhibit traffic, and within the designated areas so as not to damage the natural landscape. 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 Saguaro Ranch contain valuable native plants and other natural landscaping materials that must be absolutely protected during construction, including topsoil, rock outcroppings and boulders, and plant materials. The Construction Area Limit Fencing shall cordon off all such areas.

5.7 Excavation Materials

Excess Excavation materials must be hauled away from Saguaro Ranch. 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 assure the integrity and well being of all other Lots and Common Areas within Saguaro Ranch or other surrounding subdivisions or areas

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, roads, driveways, and/or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored 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 DRC, 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 rules and regulations shall be required.

5.12 Construction Signage

Temporary construction signs shall be limited to one sign per site. The sign shall be free standing and the

design and location of such a sign shall be approved in advance by the DRC. All Architects, Builders, lenders, related contractors, and realtors involved with a specific construction project shall be listed on the single sign allowed for each site. Specifications for the size, color and materials of the temporary signs are available through the DRC.

5.13 Construction Hours

Daily construction working hours, Monday thru Saturday, for each construction site shall be 7:00am - 5:00pm for October through March and 6:00am - 5:00pm for April through September. Construction personnel will not be allowed access to Saguaro Ranch except during the above stated hours. No construction access or 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.

5.14 Miscellaneous and General Practices

All Owners will be absolutely responsible for the conduct and behavior of their Builders, representatives, agents, contractors, and subcontractors on Saguaro Ranch. The following practices are prohibited on Saguaro Ranch:

(1) Changing oil of any vehicle or equipment anywhere within Saguaro Ranch

(2) Allowing concrete suppliers and contractors to clean their equipment other than at locations within the site specific Construction Limit Fencing designate for that purpose.

(3) Removing any rocks, plant material, topsoil, or similar items from any property of others within Saguaro Ranch, including construction sites, Common Areas, or open areas.

(4) Careless treatment or removal of any desert plant materials not previously approved by the DRC.

(5) Careless disposition of cigarettes and other 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 DRC.

(7) No pets may be brought onto the property. No pets will be allowed to roam at will throughout Saguaro Ranch. In the event of any violation hereof, the DRC, the Association, or the Declarant shall have the right to contact Town of Marana authorities to impound the pets, or to refuse to permit such Builder or subcontractor to continue work on Saguaro Ranch property, or to take such other action as may be permitted by law, the DG, or the Declaration.

6. DEFINITIONS

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

6.1 Architect

"Architect" means a person or entity appropriately licensed to practice architecture in the State of Arizona and engaged by an Owner for the purpose of designing any Improvement within Saguaro Ranch. This person shall exhibit a clear comprehension of the 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 Design Review Committee, through drawings and other submittals, the concept and design of a proposed Residence or other Improvement.

6.2 Association

"Association" as defined in the Declaration.

6.3 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 Saguaro Ranch. This person or entity shall exhibit and provide competent professional construction services related to the execution of construction of any project in Saguaro Ranch.

6.4 Building Envelope

"Building Envelope" means that portion of a Lot that 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.

6.5 Common Area

'Common Area' as defined in the declaration.

6.6 Declaration

"Declaration" means the Declaration of Covenants, Conditions, and Restrictions for Saguaro Ranch, as the same may be amended or supplemented from time to time.

6.7 Design Professional

"Design Professional" means a person or entity engaged by an Owner for the purpose of designing any Improvement within Saguaro Ranch. This person shall exhibit a clear comprehension of the 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 Design Review Committee, through drawings and other submittals, the concept and design of a proposed Residence or other Improvement.

6.8 Design Review Committee (DRC)

"Design Review Committee" means the committee established by the Board of Directors of the Association pursuant to provisions of the Declaration.

6.9 Design Guidelines (DG)

"Design Guidelines" means the design standards, restrictions, review process, submittal requirements, and construction regulations adopted and enforced by the Design Review Committee as set forth herein and as may be amended or supplemented from time to time.

6.10 Excavation

"Excavation" means any disturbance of the surface of the land including any grading, trenching, grubbing, or clearing that result in the relocation, removal, or addition of earth, rock, 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 improvements of any type or kind.

6.12 Lot

"Lot" means and refers to the separately designated and numbered plots of land shown upon the recorded subdivision Plat of Saguaro Ranch, together with the Improvements thereon.

6.13 Natural Area

"Natural Area" means that portion of the Lot that lies outside of the Building Envelope and 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 3.7 herein.

6.16 Protected Plants

"Protected Plants" means those indigenous desert plants which, because of size, age, or type must be protected. "Protected Plants' is further described in Section 3.11 herein.

6.17 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.

6.18 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, 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.

6.19 Transitional Area

"Transitional Area" means that part of the Building Envelope that is Visible from Neighboring Property, and is between the Natural Area and the Private Area. "Transitional Area" is further described in Section 3.5 herein.

6.20 Visible from Neighboring Property

"Visible from Neighboring Property" means with respect to any given object or activity on a Lot which is or would be visible without artificial sight aids from six feet above that portion of any other Building Envelope and/or Common Area of similar and equal elevation to that portion of the Lot upon which such object or activity is located.

7. APPENDIXES

APPENDIX A
Approved Plants List

The following plants are approved for use at Saguaro Ranch in designated areas. Plants approved for revegetation in Natural Areas (indigenous plants) are designated by (N). Plants approved for use 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.

TREE

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	Celtis pallida	Desert hackberry
T	Celtis reticulata	Netleaf hackberry
T	Celtis douglasii	Western hackberry
N	Cercidum floridum	Blue Palo Verde
N	Cercidum michophyooum	Foothills Palo Verde
N	Chilopis 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
T	Quercus emeryi	Emory Oak
T	Quercus gambelii	Gamble Oak
N	Sambucus carnadensis	Elderberry
T	Sophora secundiflora	Mescal Bean, Texas Mountain
T	Vitex agnus-castus	Chaste Tree

Shrubs and Accent Plants:

P	Abelea grandiflora	Glossy abelia
T	Acacia redolens	Ground Cover acacia
P	Acanthus mollis	Bear's Breech
N	Agave americana	Century Plant
N	Agave huachucensis	Wide leaf agave
T	Agave vilmoriniana	Octopus agave
N	Agave weberi	Smooth-edge agave
	Ajuga reptans 'purpurea'	Bronze ajuga
N	Aloe barbadensis	Aloe vera
T	Aloe ferox	Cape aloe
N	Ambrosia deltoidea	Bur sage
P	Antigonon leptopus	Queens Wreath
T	Arctostaphylos pungena	Poinleaf manzanita
P	Asparagus desniflorus sprengeri	Asparagus fern

N/T	Atriplex ssp	Saltbush-many varieties
T	Baccharts polularis	Coyote bush
T	Baileya multiradiata	Desert marigold
P	Bambusa ssp	Bamboo
P	Bougainvillea ssp	Bougainvillea
T	Caesalpina gilliesii	Mexican Bird of Paradise
T	Caesalpina pulcherrima	Red Bird of Paradise
P	Callistemon citrinus	Lemon Bottlebrush
P	Callistemon viminalis	Weeping Bottlebrush
P	Camellia japonica	Camellia-many varieties
P	Carissa grandiflora	Natal Plum
T	Cassia ssp	Cassia and Senna-many
N	Carnegiea gigantea	Saguaro
T	Convolbulus mauritanicus	Ground Morning Glory
P	Cotoneaster ssp	Cotoneaster-many
P	Cycas revoluta	Sago Palm
P	Cyperus alternifolius	Ubrella Plant
N	Dasyliron wheeleri	Desert Spoon
N	Dodonaea viscosa	Hopseed Bush
P	Eleaeagnus macrophylla 'Ebingei'	Slverberry
N	Encelia farnosa	Brittle Bush
P	Euonymus ssp	Euonymus
P	Fatshedera lizei	Fatshedera
P	Fatsia japonica	Aralia
T	Feijoa sellowiana	Pineapple Guave
N	Ferocactus ssp.	Barrel Cactus
P	Ficus ssp.	Fig
N	Fouquieria splendens	Ocotillo
P	Gardenia jasminoides	Gardenia-many varieties
T	Gazania ssp	Gazania-many varieries
T	Gelsemium sempervirens	Carolina jasmine
P	Hedera ssp	Ivy
T	Hesperaloe parviflora	Red Aloe
P	Hibiscus ssp	Hibiscus
P	Ilex ssp	Holly
P	Jasminum ssp	Jasmine
T	Juniperus ssp	Juniper (see Prohibited
T	Justica spigera	Desert Honeysuckle
P	Lagerstroemia indica	Crape Myrtle
T	Lantana ssp	Lantana
N	Larrea divaricata	Creosote Bush
T	Leucophyllum frutescens	Txas Ranger
P	Ligustrum ssp	Privet
P	Liriope muscari	Liriope
N	Lysiloma thornberi	Feather Bush
P	Macfadyena unguis-cati	Cat's Claw Vine
T	Mahonic 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 ONLY
P	Ophiopogon japonicus	Mondo Grass
N	Opuntia ssp	Prickly Pear Cactus
T	Osteospermum fruticosum	Trailing African Daisy

T	Penstemon ssp	Penstemon
P	Philodendron selloum	Philodendron
T	Photinia ssp	Photinia
P	Pittosporum ssp	Mockoranage
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 bank's 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
P	Tecomaria capensis	Cape Honeysuckle
T	Teucrium chamaedrys	Gemander
P	Trachelospermum ssp	Star Jasmine
N	Vauquelinia californica	Arizona Rosewood
P	Viburnum ssp	Viburnum
P	Vinca ssp	Periwinkle
N/T	Yucca ssp	Yucca, many varieties

APPENDIX B
Prohibited Plants List

1. Any species of tree or shrub whose mature height may reasonably be expected to exceed thirty (30) feet, with the exception of those species specifically listed above, or those approved by the DRC, are prohibited.

2. Specific plants prohibited because of aesthetic reasons or their allergy 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)

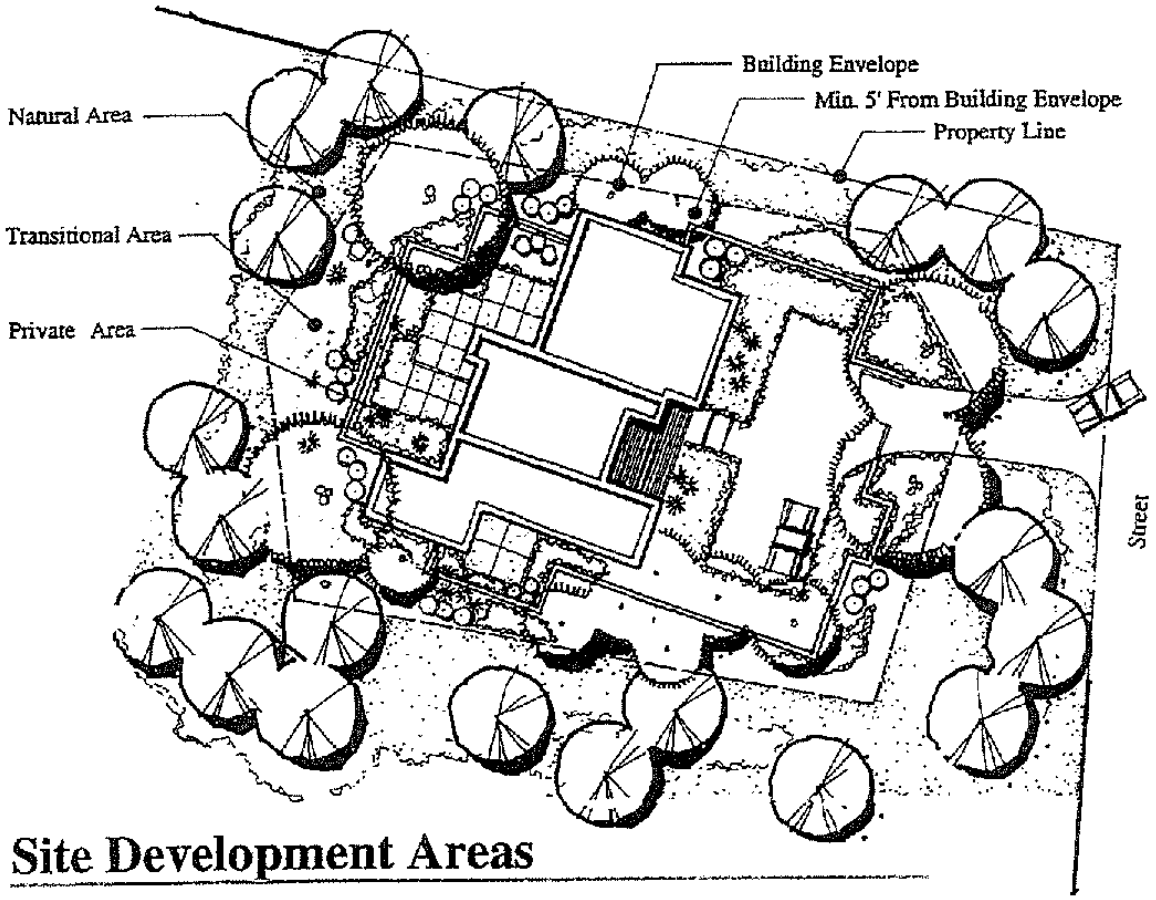
3. Fountain grass (Pennisetum setaceum) ,pampas grass (Cortaderia selloana), buffelgrass(Pennisetum ciliare), and Desert Broom will be prohibited as a defined weed with the potential to spread through the development.

4. All Palm trees whose mature height may reasonably be expected to exceed six (6) feet will be prohibited for aesthetic reasons.

5. Common Bermuda Grass will be prohibited as a defined weed and for its profuse production of allergy-producing pollen.

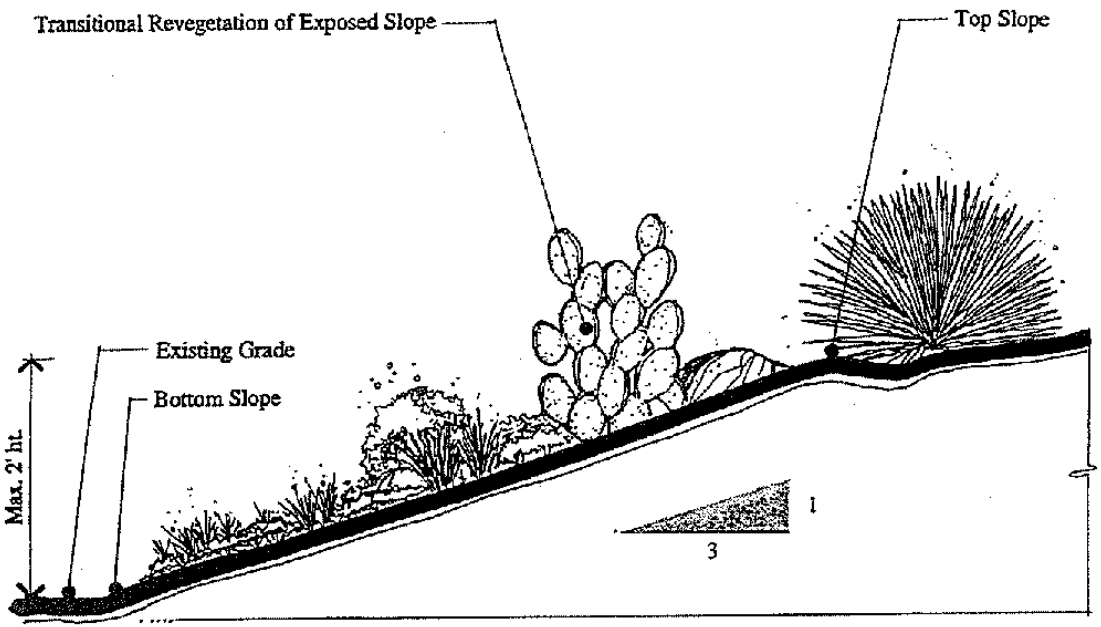
6. All varieties of citrus will be prohibited for aesthetic reasons and their profuse production of allergy-producing pollen. Dwarf varieties are permissible within enclosed private areas.

7. All Pines, Cypress, False Cypress, Juniper and Cedar, whose mature height may reasonably be expected to exceed six (6) feet will be prohibited for aesthetic reasons. Dwarf varieties, and those who mature height may reasonably be expected to be less than six (6) feet, may be used immediately adjacent to dwellings or connecting structures, or within the confines of a private garden.



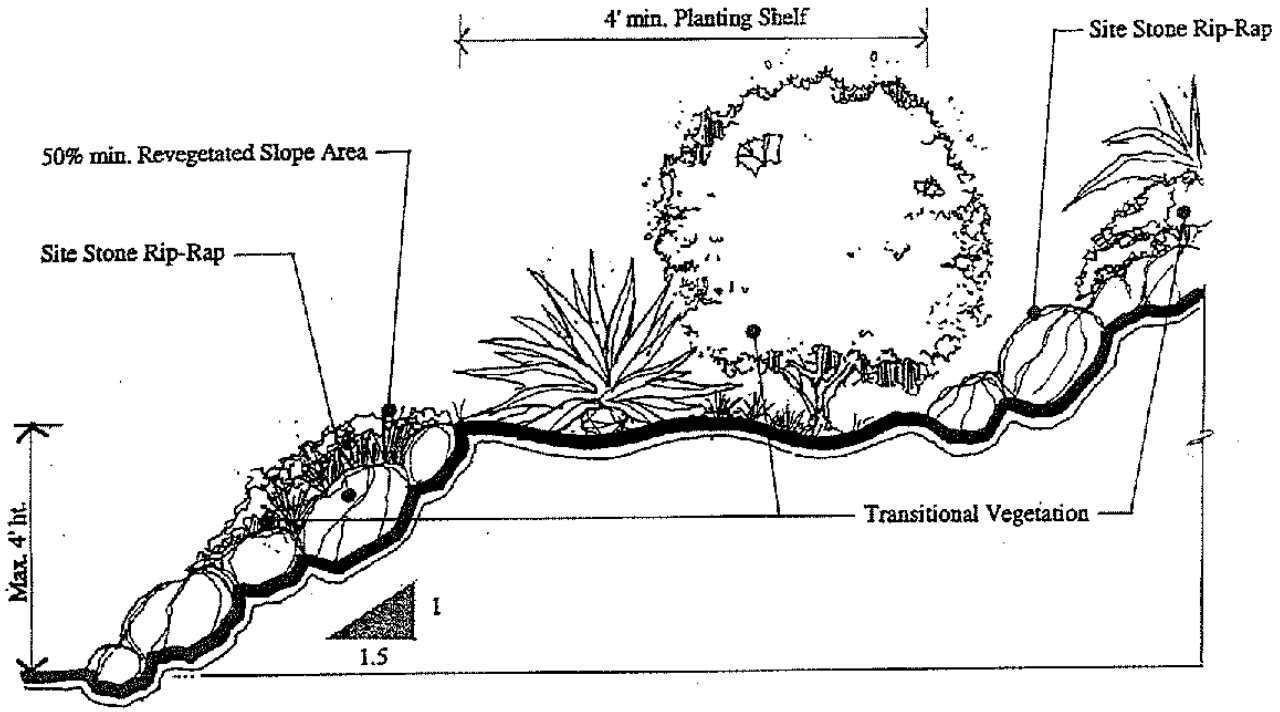
Site Development Areas

Illustration 8.1



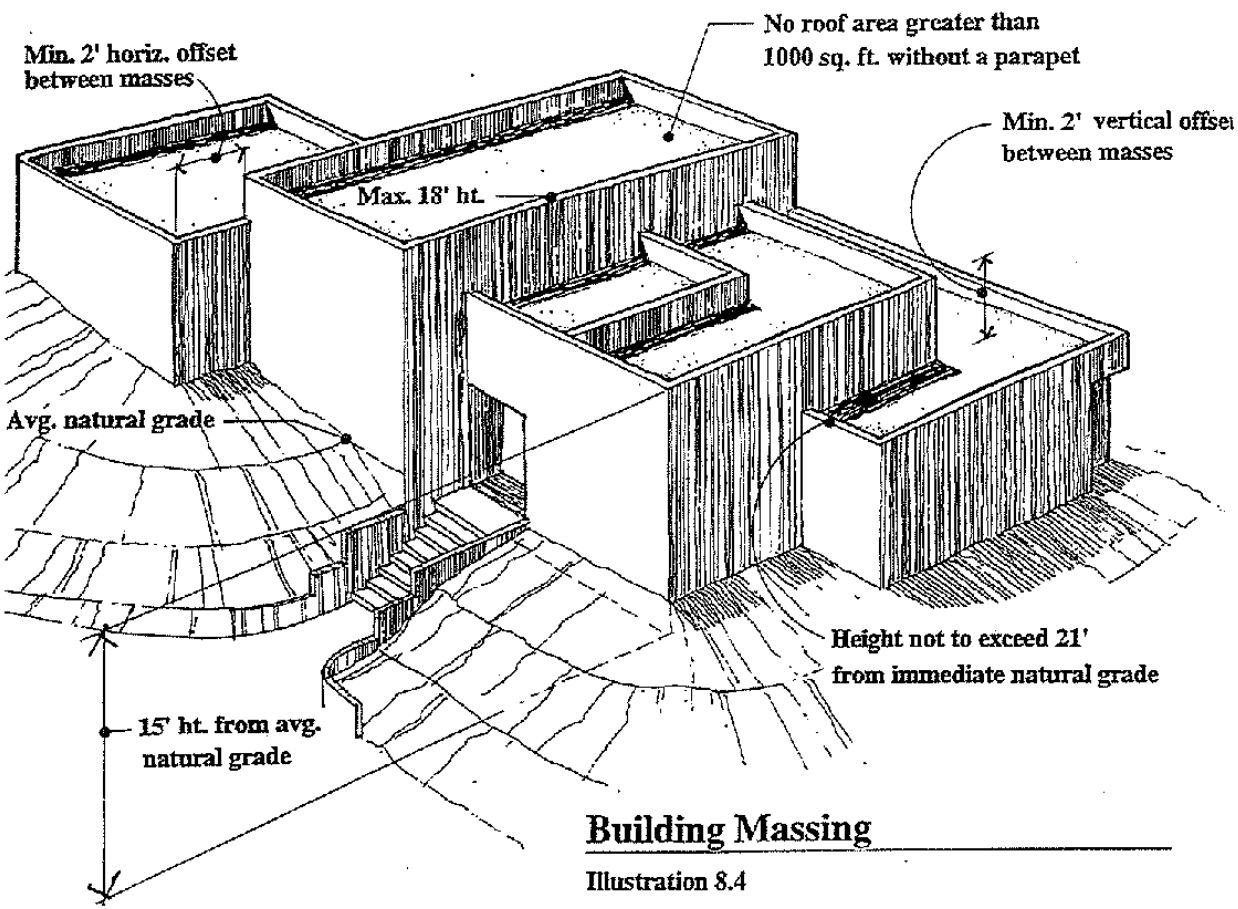
Exposed Cut & Fill Slopes

Illustration 8.2



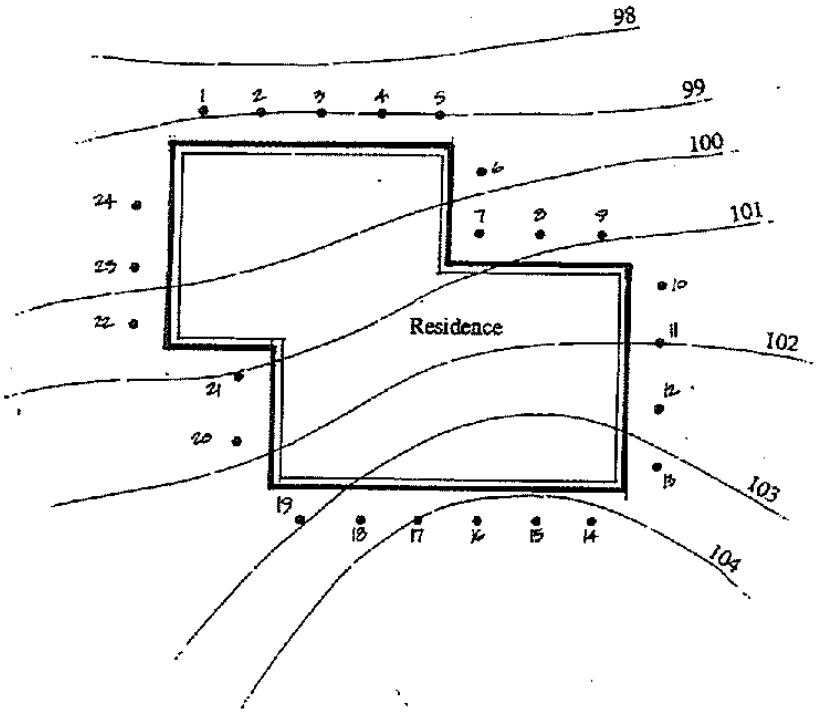
Rock Rip-Rap Slopes

Illustration 8.3



Building Massing

Illustration 8.4



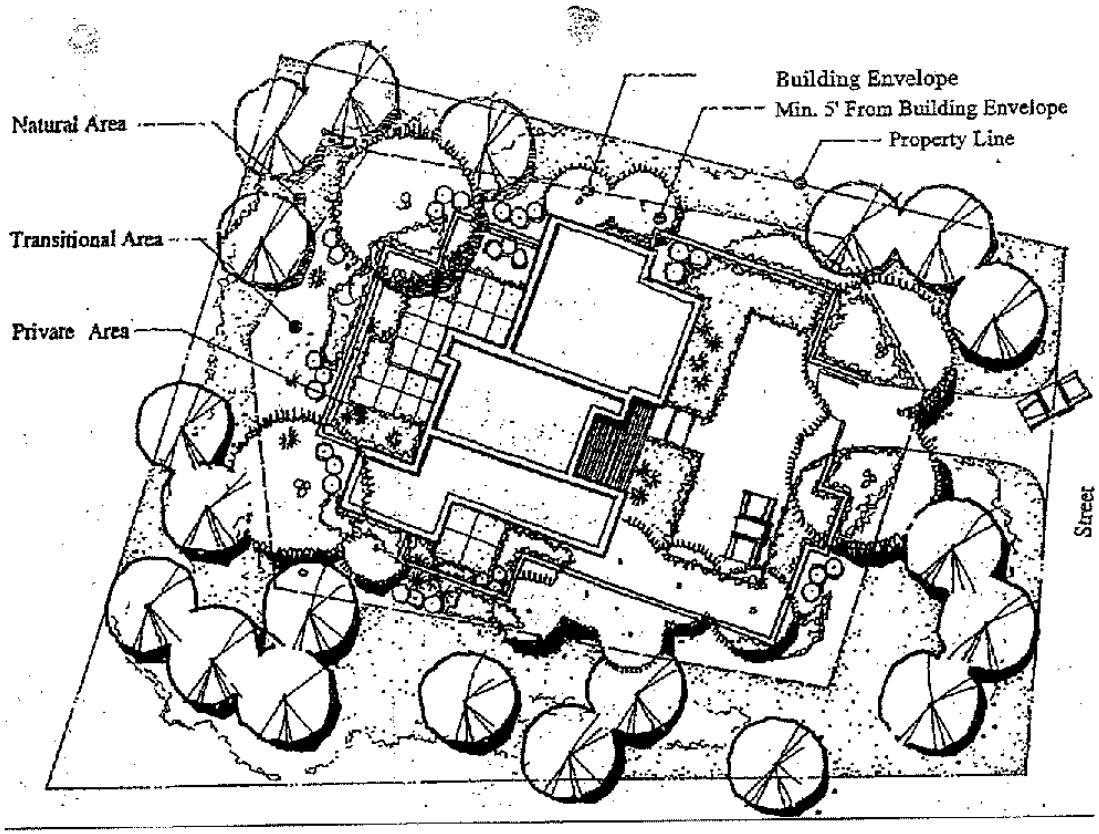
Typical Average
Natural Grade Calculation

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	2,430.10/24	= **101.25**

Average Finish Grade = **101.25**

Average Natural Grade Calculation

Illustration 8.5



Site Development Areas
Illustration 8.1