

DESIGN GUIDELINES

FOR

COYOTE CREEK

---- Design Guidelines Revision History ----	
<u>DATE</u>	<u>Brief Description</u>
5/12/2008	<p>Updated per CC HOA Board of Directors meeting and approval on 3/5/08 (including subsequent email clarifications dated 4/24/08 and 5/12/08 --</p> <p style="padding-left: 40px;">Par. 3.9: Added Solar Equipment approval by Architectural Committee - to extent allowed by law.</p> <p style="padding-left: 40px;">Par. 4.1: Added allowance for other than incandescent bulbs with maximum equivalent wattage / luminosity / candlepower specified. Provided for lighting exceptions during occasional social events. Removed driveway lights time clock control provision. Corrected Colorado National Forest spelling.</p> <p style="padding-left: 40px;">Appendix 1, Landscaping Plant Materials: Removed Plant List, dated April 2007, from Design Guidelines document. Will be issued as Appendix 1 in revised and updated format. Inconsistencies between Botanical and Common names will be addressed.</p>
7/30/2008	Updated Par. 5.1.3, Fee Schedule, to reflect prior, unincorporated Board of Directors actions and approval on 4/10/07, to add separate landscaping plan review / approval fee.
4/7/2009	Inserted Section 3.15 Flags and Flagpoles. Reformatted page numbers.
8/12/2009	Inserted Section 3.16 Interior Window Coverings, and Section 3.17 Holiday Decorations. Reformatted page numbers.
1/6/2010	Changed Par. 3.3, Exterior Appearance and Colors, from ‘LRV of less than 45’, to “LRV of less than 40”

1.	INTRODUCTION.....	1
1.1	Setting.....	1
1.2	Purpose.....	1
1.3	Landscape Design.....	2
1.4	Planting Design Principles.....	3
2.	SITE PLANNING.....	3
2.1	Zoning.....	3
2.2	Site Development.....	3
2.3	Building Envelope and Site Disturbance.....	3
2.4	Riprap.....	4
2.5	Utilities.....	5
2.6	Setbacks and Sight Distances.....	5
2.7	Landscaping.....	5
3.	SITE IMPROVEMENTS.....	6
3.1	Construction Period.....	6
3.2	Building Materials.....	7
3.3	Exterior Appearance and Colors.....	7
3.4	Roof Materials.....	8
3.5	Building Heights.....	8
3.6	Walls.....	8
3.7	Retaining Walls.....	9
3.8	Driveways and Parking.....	9
3.9	Mechanical and Solar Equipment.....	10
3.10	Garages.....	10
3.11	View Decks/Patios.....	10
3.12	Utility/Storage Shed/Gazebo.....	10
3.13	Basketball Courts.....	10
3.14	Dwelling Minimum Square Footage.....	10
3.15	Flags and Flagpoles.....	11
3.17	Interior Window Coverings.....	12
3.17	Holiday Decorations.....	12
4.	SITE AMENITIES.....	12
4.1	Exterior Lighting.....	12
4.2	Trash Receptacles.....	13
4.3	Signage.....	13
4.4	Pools.....	13
4.5	Horses.....	14
4.6	Accessory Buildings.....	14
4.7	Mailboxes.....	14
5.	REVIEW PROCESS BY THE DESIGN REVIEW COMMITTEE.....	14
5.1	Preliminary Plan Review.....	16
5.2	Final Document Review.....	16
5.3	Preconstruction Inspection.....	17
5.4	Final Site Inspection.....	17
6.	CONSTRUCTION STANDARDS.....	17
7.	VARIANCES.....	18
	LANDSCAPING PLANT MATERIALS.....	Appendix 1

DESIGN GUIDELINES

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COYOTE CREEK

1. INTRODUCTION.

These Design Guidelines are intended to and shall serve as the Design Guidelines referenced in the Declaration of Covenants, Conditions, and Restrictions for Coyote Creek (the “Declaration”). The Design Review Committee reserves the right at any time and in its sole discretion to amend, supplement or repeal these Design Guidelines as permitted by the Declaration.

1.1 Setting

The setting, feel and look for Coyote Creek is critical for its long term desirability and value and offers the opportunity for a natural desert open space experience.

Coyote Creek offers homeowners a unique “quality of life” experience by virtue of its amenities including abundant open space and vegetation, city and mountain views, and natural habitats. The rolling topography is ribboned with clusters of native trees, shrubs and grasses. Roadway crossings at wash corridors provide residents the opportunity for mountain views and vistas, and preserve wildlife corridors leading to the Rincon Mountains.

1.2 Purpose

The purpose of these Design Guidelines is to ensure consistently high quality development and market success, thus protecting the investment of those who reside within the community and assuring residents and Pima County of a high quality development.

The Design Guidelines address design issues in site planning, architecture, landscape architecture, building materials, open space/drainageways, and signage. These Design Guidelines have been developed as a framework to express the community character of Coyote Creek. They provide a documented basis for evaluating and directing the planning and design of improvements within each lot. The Design Guidelines ensure that all development will complement and contribute to the total ambiance. Adherence to these Design Guidelines will result in a high quality of appearance and stability for the owners.

The Design Guidelines are criteria to be used by architects, engineers, landscape architects, builders and other professionals to maintain the design quality proposed herein. They will be used to review each property owner’s design package to assure conformance with the overall community design objectives.

The Design Review Committee has been created to ensure that all plans are in general conformance with the Design Guidelines.

The following goals and objectives for Coyote Creek form the basis for these Design Guidelines:

- Creation of a community with a strong open space theme;
- Provision of community design guidelines to facilitate sensitive integration of homes within the overall community development;
- Provision of a variety in the community character through creative land use, architecture and landscape architecture;
- Utilization of natural drainageways and riparian communities as a unifying element;
- Protection of property values and investment enhancement;
- Maximization of panoramic mountain and city views;
- Site development sensitive to terrain (i.e. slope, natural drainage and runoff patterns, native vegetation, soil stability and views);
- Unification and reinforcement of the existing landscape through establishment of plant palettes for new homes, open space areas, and circulation elements of the development;
- Establishment of signage characteristics complementing existing ambiance; and
- Guidance to homeowners/builders through design development process and preservation of character of Coyote Creek.

Each of the residential designs in Coyote Creek should strive for:

- forms with strong, simple details;
- subdued color palettes; and
- integration of site, house and landscape unto one unified design.

1.3 Landscape Design

The landscaping concept for each resident should be carefully considered to be integral with the architectural theme and site planning.

The integration of general landscape design devices such as pergolas, terraces, patios, gates and walls are part of the architecture of each style and will foster an overall style unity so important to the overall theme.

The homes shall be sited to take advantage of existing views around and through existing major landscape features. Introduced plant material should minimize or attempt to limit the blocking views enjoyed by adjacent properties.

1.4 Planting Design Principles

The following are common planting design concepts that should be used:

- Use of native and indigenous desert plant groupings at the base of structures;
- Extensive use of large massing of native cactus such as prickly pear and ocotillo;
- Use of planting to create shade and shadow patterns against walls;
- Use of large specimen trees to create a shade canopy against structures; and
- Use of distinctive plants, flowering trees and shrubs in informal groups to provide color at accent points.

Hard surfaces such as driveways and walkways should be minimized. Color tones of the hardscape should blend with the color of the earth on site.

2. SITE PLANNING

2.1 Zoning

Pima County zoning governs all development, except as further restricted by the Declaration and the requirements contained herein.

2.2 Site Development

No site preparation, excavation or building shall occur on any lot until Development Plans and Architectural Plans (collectively, the “Plans”), in compliance with Section 5 herein, are submitted to and approved by the Coyote Creek Design Review Committee, and the entire area of disturbance is fenced or roped.

Site development shall conform to the natural topography, thereby preserving terrain and natural vegetation drainage ways.

All structures and landscaping shall attempt to complement and enhance panoramic views and promote privacy of neighboring homes and outdoor areas.

2.3 Building Envelope and Site Disturbance

Except where the Pima County Hillside Development Zone Ordinance or other applicable governmental rules and regulations impose more restrictive requirements, the following standards shall apply, except that the Design Review Committee may grant exceptions to these requirements on a case by case basis in its sole discretion

Building Envelopes

Building envelopes shall be established for the location of building, landscape, patio walls and fences, and access improvements. The location of building envelopes shall be selected to protect certain view corridors and to provide for privacy opportunities for existing residences. Any request to modify the building envelope shall be submitted to and approved by the Coyote Creek Design Review Committee and shall be evaluated taking these factors into consideration. Views are not guaranteed, and the Design Review Committee shall at all times have wide discretion in approving plans.

Maximum Site Disturbance

All site disturbance shall be within the building envelope as established or approved by the Coyote Creek Design Review Committee. Owners are responsible for determining the applicability of the Pima County Hillside Development Zone Ordinance to their lot and compliance therewith.

Driveway Improvements

All driveway improvements must be approved by the Coyote Creek Design Review Committee prior to construction.

Trails

Minor pedestrian and equestrian trails may be allowed to be cleared within each lot subject to the review and approval of the Coyote Creek Design Review Committee. Trail widths shall not exceed six (6) feet. Surfaces may be improved with a permeable covering as determined by the Coyote Creek Design Review Committee.

Equestrian Homesites

The building envelope for lots designated as "Equestrian Homesites" shall include an additional allowance for site disturbance of 8,000 square feet for the construction of enclosures, corrals, workout areas, dog runs, etc. Horse trailers may be parked along the side of a barn.

2.4 Riprap

Riprap shall be hand-placed rock from the site or native to the Santa Cruz River Basin, and shall adhere to the Rock Riprap Limitations set forth below. Every attempt should be made to minimize the exposure of riprap rock with coverage of natural desert landscape (see Landscaping Plant Materials attached hereto as Schedule 1.)

Rock Riprap Limitations:

- a. Maximum height of four (4) feet; and

- b. Maximum slope coverage of fifty percent (50%).

The height of cut and fill slopes shall be subject to the review and approval of the Coyote Creek Design Review Committee.

2.5 Utilities

All utility services shall be installed underground, under driveways or other disturbed areas, to avoid additional site damage and repair. Utilities shall be clearly indicated on Plans, with construction fencing or roping noted around the building envelope.

All exterior transformers, utility pads, meters and mechanical equipment such as solar cooling and heating devices shall be screened with walls, vegetation, or other natural elements.

All air conditioning units shall be screened with walls and gate(s). An enclosed utility yard in compliance with Section 3.6 is required for all tanks, wood storage and trash or rubbish containers. All transformers, meter boxes, etc., at the house, shall be painted to conform to exterior house colors.

2.6 Setbacks and Sight Distances

Minimum setbacks for homes shall be as required by the recorded subdivision plat, by the approved Building Envelope, and by determinations of the Design Review Committee.

2.7 Landscaping

Landscaping is required on all Lots within Coyote Creek. All landscaping shall be approved by the Design Review Committee before installation. The theme for landscaping shall emphasize plantings and other features which will complement and enhance the native, existing character of Coyote Creek. Landscaping shall enhance the quality of the surrounding desert landscape. The objective of landscape design at Coyote Creek is to achieve a visual continuity with the natural desert surroundings.

Approved landscaping shall be maintained as required to provide a neat and attractive appearance. Removal of dead bushes and trees and removal of trash and debris shall be accomplished as required to this effect. The Design Review Committee will be the sole and final judge as to whether or not landscaping after installation has met the approved criteria and whether or not it is, at any given time, being maintained properly in accordance with the standards established by the Declaration and these Design Guidelines. The Association has the right to require any Owner to landscape and/or maintain landscaped areas, or to maintain natural areas in its natural state on any right-of-way between a Lot, street, or patio which is immediately adjacent to such Lot.

All cut and fill areas and other disturbed areas shall be re-planted with desert vegetation, including irrigation if necessary, to blend with surrounding areas.

Landscaping shall be installed in the area between the street and the front and side yards of the home.

Plant Material

To establish visual continuity in the landscape, plant materials used shall be native Sonoran Desert Foothills vegetation or compatible drought tolerant vegetation. Only plants listed in the Landscaping Plant Materials, attached hereto as Schedule 1, shall be used.

The landscaping behind patio walls may include exotic plants, but selecting plants from the Landscaping Plant Materials Schedule is highly recommended. Ornamental plants not indigenous to desert regions and not listed on the Landscaping Plant Materials Schedule, including turf grasses (lawn), shall be permitted on individual building lots only in areas enclosed within patio walls. No skyline trees are permitted within patio areas.

Rock Mulch

To ensure visual continuity on the ground plane between the landscaping area and the surrounding natural desert, the use of decomposed granite and river run rock shall be limited to thirty percent (30%) of the total disturbed area. The color of the decomposed granite shall match as closely as possible to the existing site soil cover. River rock, three (3) inches or larger, and boulders can be used in the landscaped areas; however, they must be native to the immediate area.

Plant Size

In order to achieve the desired landscaping, plant container size shall be as follows:

- a. Trees - 15 gallon or larger;
- b. Shrubs - 5 gallon; and
- c. Ground cover - 1 gallon or seed with native desert seed.

3. SITE IMPROVEMENTS

3.1 Construction Period

No construction shall commence prior to obtaining approval from the Design Review Committee. The construction period shall not exceed 12 months from the date of the initial on-site inspection approval. The "construction period" as used above commences when the pad is cleared and terminates with the Final Site Inspection and approval by the Design Review Committee. The Design Review Committee may grant time extensions on a case-by-case basis in its sole discretion.

Correction of deficiencies found during the Final Site Inspection shall be completed and the site reinspected within 30 days of the Final Site Inspection.

3.2 Building Materials

Masonry and stucco are required building materials and shall form the predominant construction theme throughout Coyote Creek.

Permitted Building Materials:

- a. Cement stucco over CMU;
- b. Split face concrete block;
- c. Brick and mortar washed brick;
- d. Fired adobe block;
- e. Mud stucco over stabilized adobe block;
- f. Natural rock; and
- g. Stucco over wood or steel frame.

All exposed wood timbers shall be kiln dried and bolted or strapped securely in place. Oversizing of structural exposed timbers is recommended, but such timbers shall, at a minimum, have a thickness of 2-1/2 inches. All exposed wood shall be treated with a preservative, stained or painted, and maintained. All exposed roof scuppers, gutters, downspouts and sheet metal shall be painted.

All building materials shall be approved by the Design Review Committee, and any materials other than listed above shall be approved strictly on a case by case basis in the sole discretion of the Design Review Committee.

3.3 Exterior Appearance and Colors

Exterior appearance shall blend with the natural surroundings and the landscaping. Exterior colors must relate to each other. Accepted colors are to be muted browns and tans, and approved accent colors and must have a LRV of less than 40. Examples of such colors include the following:

Dunn Edwards:

- Coral Clay (SP 148)
- Hickory (SP 177)
- Coyote Paw (SP 2830)
- Lost Summit (SP 2250)
- Hedgehog (DE 1052)
- Monterey Grey (SP 131)

No white or near white colors allowed. Actual exterior color samples measuring at least one foot by one foot (1' x 1') shall be submitted at the time of Preliminary Plan Review. Small amounts of accent colors may be permitted if the sample is submitted. Clear aluminum window and door frames are not permitted, nor are reflective surfaces. The Design Review Committee may require, prior to approval of any color, that the color be tested on the house in a three feet by three feet (3' x 3') sample.

3.4 Roof Materials

Concrete tile roofs are encouraged and shall be used as a roof element rather than as decoration. Natural clay Mexican tile and metal roofs may be approved. Pitched roofs shall not exceed 6 in 12. Parapet roofs shall be continuous around the roof perimeter, including porches, and shall be a minimum of twelve inches (12") above the roof surface. White or reflective roofs are not permitted. All roof materials shall be submitted with the Plan for approval. All items penetrating the roof such as vents, flashing, etc., shall be painted to match the adjacent roof material.

3.5 Building Heights

Finished floor elevations (FFE's) will be determined on an individual basis, based on topographical contours of each lot. The FFE will be in relation to present benchmarks located in the streets.

Building heights shall be a maximum of twenty (20) feet above the average natural grade elevation occurring under the actual building structure. However, no more than one-third (1/3) of the building may be above seventeen (17) feet and shall be only one story. If a natural slope occurs, two-story homes may be approved by the architectural committee and the neighboring lots will be apprised of such a request. In the case of approval, said two-story house will be allowed to have a maximum height of twenty-four (24) feet on no more than one-third (1/3) of the building. Lot owner's must understand that this will only be allowed on very special circumstances where the slope and the position of the home, in the opinion of the architectural committee, does not inherently damage the value of a neighboring lot. In addition, building masses must be predominately horizontal rather than vertical. It is important not to create long, unbroken rooflines.

3.6 Walls

Patio walls, including utility yard enclosures, or extensions of the house design, shall be constructed from the same or compatible materials and earthtone colors as building walls, and shall comply with Maximum Wall Heights. Wrought iron inserts may be approved. Unless otherwise approved, patio walls will be the same color as the house.

Walls which project in a way to reveal their thickness for primary elevations shall return or terminate into a sixteen (16) inch wide pilaster.

Long wall lines shall be softened with plant recesses and landscape for vertical and horizontal relief, and height variance may be required by the Design Review Committee.

Maximum Wall Heights:

- a. Four (4) feet at front of dwelling; and
- b. Six (6) feet at side and rear of unit.

Wall heights shall be measured from the interior finish grade adjacent to the wall.

Gates:

All gates shall be built of all metal or of wood slats within a metal frame.

Rear Wall View Fencing:

The material and pattern for rear wall view fencing shall consist of iron, masonry and other materials approved by the Design Review Committee in its sole discretion.

3.7 Retaining Walls

Retaining walls may be used to support patio walls and building walls. When used, retaining walls shall not result in an increase in the allowable building or wall heights. A terraced wall design shall be required when topographical conditions require a variance for wall heights in excess of allowable limits. In no case shall exposed wall surface exceed the designated wall heights.

3.8 Driveways and Parking

Driveways shall be paved with Acceptable Paving Materials. Driveways which cross washes shall have appropriate concrete toe-downs, culverts or bridges and the flow of the wash shall not be altered. Driveways must be completed prior to move-in.

Acceptable Paving Materials:

- a. Concrete or Colored Concrete (earthtones);
- b. Brick;
- c. Exposed Aggregate Concrete;
- d. Asphalt when deemed necessary and approved by the Design Review Committee; and
- e. Other products as approved by the Design Review Committee.

Driveways shall be used for construction access and to accommodate guest parking. A minimum of 2 guest parking spaces must be provided. On-street parking is not allowed other than occasional.

A minimum two-car garage with automatic door opener is required for each home. Trucks, boats, campers, trailers and other recreational vehicles shall not be parked on the property except when stored within a garage.

Driveways must be no less than six (6) feet from the water meter box.

Driveway Cut Repair

All driveway cuts shall be repaired at and around right of way entry. Internal slope cuts may be required in the discretion of the builder.

3.9 Mechanical and Solar Equipment

All heating and cooling equipment, including duct work, shall be located on the ground or within the building. Ground-mounted equipment shall be concealed from view with a wall or gate(s). Any solar equipment installed shall be integrated into the design of the building and properly screened from view with walls or parapets. Plans for Solar equipment added after initial completion of the home shall be submitted to the committee for review and approval so that the installation may be accomplished with minimum visual impact to surrounding properties to the extent allowed by law.

3.10 Garages

Garage doors shall be painted to match the exterior of the building or the accent color, except that white and reflective paint colors are prohibited. Side entries are encouraged.

3.11 View Decks/Patios

View decks and patios shall be constructed of materials to avoid the use of "wood" posts. All exposed beams and posts shall be of six (6) inches x six (6) inches thickness or greater. Wrought iron may be used but shall be painted to match the dwelling structure.

3.12 Utility/Storage Shed/Gazebo

Utility sheds, storage sheds and gazebos are prohibited.

3.13 Basketball Courts

No portable basketball hoop, or similar, shall be visible from the street. Permanent basketball hoops must be approved by the Design Review Committee. Approval of a basketball hoop shall be exempt from the Preliminary Plan Review Fee.

3.14 Dwelling Minimum Square Footage

The minimum square footage of the heated and cooled living area within the dwelling, as defined under approved standards, is 2,300 square feet for lots.

3.15 Flags and Flagpoles

The American Flag, the Arizona State Flag, an official or replica of a Flag of the United States Army, Navy, Air Force, Marine Corps or Coast Guard, the POW/MIA Flag, or an Arizona Indian Nation Flag may be displayed.

Any of these flags MUST be displayed in accordance with the Federal Flag Code (P.L. 94-344; 90 Stat. 810; 4 United States Code Sections 4 through 10) and in the order stated.

Any of these flags may be displayed, one each per lot, on one bracket mounted flagpole or on one in-ground flagpole, but not both, per lot. Displaying flags in any other manner is prohibited.

All flagpoles must have their design and location approved in writing by the Design Review Committee prior to installation. Flagpoles may be made of satin finished metal, or flat-white wood or fiberglass. Nylon pulleys, nylon snap-hooks (or plastic snap-hook covers over brass snap-hooks), and polyester or polypropylene halyard must be used.

The Federal Flag Code permits display of the Flag for 24 hours a day to produce a Patriotic effect if properly illuminated during the hours of darkness. This permits night display of the Flag on special Patriotic occasions when it is desired to produce a Patriotic effect. Otherwise, the flying of the flag shall be from sunrise to sunset.

Patriotic effects are produced on the following days:

New Year's Day	Martin Luther King Jr.'s birthday	Constitution Day
Inauguration Day	Armed Forces Day	Columbus Day
Lincoln's Birthday	Memorial Day (half staff until noon)	Navy Day
Washington's Birthday	Flag Day	Veterans Day
Easter Sunday	Independence Day	Thanksgiving Day
Mother's Day	Labor Day	Christmas Day,

and such other days as may be proclaimed by the President of the United States; the birthday of Arizona's Statehood; and on State Holidays.

A bracket mount may be installed on a home or garage, not exceeding six (6) feet in length. For bracket mounted flags, a maximum flag size of 2.37 ft high x 4.50 ft wide is permitted.

An in-ground flagpole may be installed, not exceeding twenty (20) feet in height (including any finials), with minimum setback of twenty (20) feet from all property lines and maximum setback of fifteen (15) feet from the home.

The height measurement of twenty (20) feet shall start with the elevation of the floor level of the house at zero (0) feet. For in-ground poles, a maximum flag size of 3.50 ft high x 6.65 ft wide is permitted.

Section 5 of the Design Guidelines will be followed and evidence of proper government permits may be required.

Only an Owner who is, or whose immediate family is, in the active, reserve, former or retired member of any military service of the United States may display a Service Flag. Immediate family means Spouse, Parent, Sibling, or Child of the owner.

Each Flag displayed must be made of cloth; other materials, such as plastic, colored lights, or painted objects, etc. are prohibited.

3.16 Interior Window Coverings

Interior Window coverings must be of a finished-appearance as seen from other lots, streets or common areas. Interior Window coverings of an improvised-appearance as seen from other lots, streets or common areas are prohibited

Examples of finished-appearance are blinds, drapery, shutters, etc. Examples of an improvised-appearance are sheets, blankets, plywood, cardboard, aluminum foil, etc.

3.17 Holiday Decorations

Exterior holiday decorations may be installed no more than thirty (30) days prior to the holiday and must be removed before fourteen (14) days after the holiday. Lighted holiday decorations must be turned off by 11:00PM each night, except for the day of, the day prior to, and the day after the holiday.

Holiday decorations must not disturb other Lot Owners or residents by excessive light or sound, or by causing an unreasonable amount of spectator traffic. Decorations must be appropriate as determined by the Design Review Committee and may be disapproved for any reason.

4. SITE AMENITIES

4.1 Exterior Lighting

Standards and Wattage

All outdoor lighting fixtures shall be equipped with lamps no greater than a 30-watt incandescent bulb, or other technology (e.g., florescent) with approximately 250 Lumens max., except Security Flood lights on timed motion sensors set to 10 minutes maximum which may be a maximum of a 65-watt incandescent bulb, or other technology with approximately 750 Lumens maximum. Yellow “bug” bulbs, 30 watt maximum, are also acceptable. Low voltage, landscape lighting, shall be a maximum of 18-watt incandescent or other technology (e.g., halogen) with approximately 20 Candlepower max. All lighting shall conform to Pima County Exterior Light Filtration Code. Except for lighting that is attached to a building or used for equestrian facilities, light standards

for roads, parking areas, and all other outdoor activity shall not exceed forty-two (42") in height and shall consist of bollard or other low-intensity, low-profile type of lighting. Standards shall be spaced sufficiently to create isolated pools of light rather than a continuous, saturated condition.

Direction and Operation

All outdoor lighting fixtures shall be located and maintained so as not to create light pollution toward surrounding properties. All lighting, including pool lighting, shall be screened and deflected. All lights shall be directed downward and provided with shields to prevent light pollution and encroachment onto adjacent structures and property. However, outdoor lighting used for Social events by the homeowner, and which is restricted to illuminating recreational areas around the home, may exceed the Standards and Wattage limitations provided their use is only of a temporary or occasional nature and are extinguished at a reasonable hour. All light shall be directed away from the Coronado National Forest and the Saguaro National Park.

Equestrian Facilities

Low-pressure sodium lighting for stable, corral or equestrian facilities may be permitted on Lots with the consent of the Design Review Committee, but no such lighting may be emitted onto adjacent lots. Such lighting, if approved, shall only be operated during specific use or activity and in no event past 10:00 p.m. No lighting will be permitted which causes unreasonable glare or reflection onto neighboring lots.

4.2 Trash Receptacles

Trash receptacles shall be located in utility yards, screened by an approved enclosure concealed from view of adjoining lots, streets and common areas.

4.3 Signage

One sign per lot no larger than three feet (3') by four feet (4'), or twelve (12) square feet total, may be permitted. Signs will be designed by the Design Review Committee and will be available from a single source selected by the Design Review Committee. Information to be added to the sign shall be submitted to the Design Review Committee along with payment for the sign. The Design Review Committee will then place the order for the sign and inform the applicant when and where they can pick it up.

4.4 Pools

The location of swimming pools, spas, and pool houses shall be approved by the Design Review Committee pursuant to the review process set forth herein whether or not construction accompanies dwelling unit or occurs thereafter. All associated mechanical equipment shall be enclosed and concealed with walls and gates from view from adjoining properties, streets and common areas.

4.5 Horses

Horses shall be allowed on specific lots only. These lots shall be designated from time to time, as individual phases of the Coyote Creek project are developed and offered for sale. Lots presently determined to have horse privileges are listed in sales brochure and related sales materials.

Horses shall be allowed only as authorized in such sales information. It is the obligation of lot purchasers to inquire of Declarant as to horse lot designations in future phases of development.

Hitching posts, rails or short picket lines are permitted on any lot, but horses will not be allowed on non-horse lots overnight.

4.6 Accessory Buildings

Tennis courts, basketball courts/hoops, guest houses, and other accessory structures shall be allowed only with permission of the Design Review Committee. A written permit and structure design approval is required and structure design shall be approved by the Design Review Committee. No lighting of courts will be permitted.

4.7 Mailboxes

Standard mailboxes are required. Mailbox design shall be uniform in shape, size, color, and address identification per specific subdivision standards. All mailboxes shall be installed by a provider approved by the Design Review Committee at the sole cost and expense of the Owner, and the Owner shall be responsible for the maintenance thereof.

5. REVIEW PROCESS BY THE DESIGN REVIEW COMMITTEE

Approval of Plans by the Design Review Committee involves successful completion of four stages. Please allow a minimum of five working days for both the Preliminary and Final Document Review stages, and a minimum of three days notice for each Site inspection.

- a. Preliminary Review
- b. Final Document Review
- c. Pre-construction Inspection
- d. Final Site Inspection

These stages are progressive and are intended to assure compliance with the Coyote Creek Design Guidelines. The above stages must be completed separately and in the order shown. All approvals shall be in writing from the Design Review Committee.

All Plans and other documents shall be submitted in duplicate (you must provide two identical sets) with one copy to be retained by the Design Review Committee and one returned to the applicant. All submittals shall contain all required information, as outlined in these Design Guidelines. Plans not in compliance will not be accepted for processing and will be returned to the applicant.

Review and approval of the submitted final plans applies only to planned site and building development and does not imply acceptance or approval of any project layout or construction.

Reviews are to determine the recommendation of the approving architect. Approval of submitted final plans must be obtained from the Coyote Creek Homeowners Association prior to any construction.

Review and approvals from the Coyote Creek Homeowners Association and reviewing architect are conducted for compliance with the Declaration and the Design Guidelines only. Separate approval and/or building permits may be required from Pima County and other agencies before any construction takes place. It is the responsibility of the homeowner to secure required governmental approvals for any work undertaken.

The fee for the review process is \$500.00. The total amount shall be submitted with the Preliminary Review request. This fee is nonrefundable in the event the project is abandoned by the Owner or rejected by the Committee. Additional review fees may be required for more than one submittal of preliminary and final plans for review, additions, site improvements, pools, etc.

Review fees may be adjusted on a periodic basis or in amounts commensurate with the scale of the project. Failure to submit plans to the Committee prior to obtaining governmental review or plan check through Pima County is done at Owner's sole risk.

Any additions or modifications to exterior elevations, pools, patios, decks, driveways, walks or a free standing building shall be submitted to the Design Review Committee through this approval process.

Throughout the Design Review Process, the "contact person" as indicated on the submittal form will be notified of any action taken involving that particular lot.

5.1 Preliminary Plan Review

Preliminary Plan Review requires a minimum of five working days. Two bound sets of Plans, including a cover page in the form attached as Exhibit A attached hereto, shall be submitted as follows:

1. Development Plans.
 - a. Site Plan
 - (i) Twenty (20) scale minimum with north arrow, title and date;
 - (ii) Identify location of adjacent properties and structures;
 - (iii) Identify location of construction toilets and dumpsters;
 - (iv) Depict topography at one (1) foot intervals;
 - (v) Identify finished floor elevations;
 - (vi) Identify location of all proposed drives, septic leach fields, walls, etc.; and
 - (vii) identify limits of proposed grading.
 - b. Landscape Plan
 - (i) Twenty (20) scale minimum on a sheet not smaller than 24 inches x 36 inches;
 - (ii) Identify plant layout; and
 - (iii) Identify plant name and size.
2. Architectural Plans.
 - a. Floor Plan;
 - b. Exterior Elevations (with heights clearly indicated); and
 - c. Exterior Color and Building Materials, including samples of major exterior materials and color chips.
3. Fee Schedule.
 - a. \$500.00 for items 1.a. (Site Plan) and 2. (Architectural Plan).

Note: An additional \$200 fee may be assessed, if required, to recover additional review fees for added items (e.g., Pool, Wall, etc.), which were not included in the original plan.
 - b. \$100.00 for Landscape Plan.

5.2 Final Document Review

Final Document Review requires a minimum of five working days. Two bound sets of Plans, including a cover page in the form attached as Exhibit A attached hereto shall be submitted as follows:

- a. Completed Plans and Specifications as would be submitted to Pima County for Building Permit;
- b. Landscape Plan;
- c. Copy of the signage order.

5.3 Preconstruction Inspection

The reviewing architect shall be given three working days notice. At a minimum, the following will be subject to inspection.

- a. Finished Floor Elevations—benchmark established;
- b. Building corners staked;
- c. Building envelope fenced or roped; and
- d. Signage in place.

5.4 Final Site Inspection

A Request for Final Site Inspection shall be made prior to sale or move-in and the reviewing architect shall be given three working days notice. Compliance with the undisturbed open space requirements will be reviewed. Final Approval will be granted as appropriate.

6. CONSTRUCTION STANDARDS

Construction standards are intended to ensure quality development and protection for all invested parties. Please read them very carefully.

It is the responsibility of the contractor and the homeowner to adhere to the following requirements:

1. Do not start construction without approval from the Design Review Committee and site visit. Three days minimum notice for site review is required.
2. A trash dumpster shall be on site during the course of construction. The contractor shall provide clean up of the job site on a daily basis. Removal of all trash generated from the job site will be the responsibility of the contractor; dumpsters shall be emptied as needed.

Prior to construction, the Design Review Committee may require, in its sole discretion, a deposit up to \$2,000.00 from the contractor or the lot owner to ensure compliance with the cleanup standards identified herein. The Design Review Committee shall refund this deposit if contractor and the lot owner have complied with the cleanup requirements herein throughout the course of construction. The Design Review Committee may withhold any amount of the deposit for failure to comply with these requirements, without waiver of any other rights of the Association, Declarant or Design Review Committee.

3. A temporary toilet shall be provided on site during the course of construction.
4. No construction work shall occur before 6:00 a.m. nor after 6:00 p.m., Monday through Saturday. No work will be permitted on Sunday at any time.
5. All construction parking shall be on paved roadways. Parking shall take place parallel to the front lot line, with two wheels on the pavement.
6. Fencing or ropes shall be required around the entire construction area. All fencing shall be standard orange vinyl construction fencing, chain link fencing, or ropes.
7. Construction materials shall be stored inside the construction fence or roped area.
8. Location of the construction dumpster and toilets shall be noted on site plan and shall be located within the fenced or roped construction area.

Coyote Creek Homeowners Association shall be responsible for the enforcement of the construction standards. Failure to comply will result in fines levied against the property owner pursuant to the Declaration.

7. VARIANCES

The Design Review Committee shall have the power to grant variances from the provisions hereof in cases of special circumstances, unique conditions or other instances warranting relief.