

DESIGN GUIDELINES
FOR

*S*ONORAN *S*ANCTUARY



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FOREWARD

The following Design Guidelines have been created to ensure that all improvements at Sonoran Sanctuary will preserve the natural beauty of the existing landscape, maintain a unified design theme and protect property values. The Guidelines extend to such matters as height, color, massing, building materials, and construction methods.

These Guidelines are supplemental to the Declaration of Covenants, Conditions and Restrictions (CC&R's) for Sonoran Sanctuary recorded on December 11, 2002 in Maricopa County, Arizona. The Guidelines are to be used by all homesite owners ("Owners") who are involved in any new development, additions, landscaping, or changes and alterations to their property at Sonoran Sanctuary. The Guidelines will be administered and enforced by the Architectural Design Review Committee (the "Committee") in accordance with procedures set forth in this document and the CC&R's.

This document has been revised and adopted by the Committee on January 15, 2020 and may be amended from time to time by the Committee. Before submitting plans, it is the responsibility of each Owner to obtain and review a copy of the most recently revised Architectural Design Guidelines. Architectural Design Guidelines will be included in the sales documents at time of purchase.

1. INTRODUCTION

Each Lot within Sonoran Sanctuary is unique in terms of its natural opportunities and constraints. In order to take full advantage of those attributes, each Lot will require different approaches in design and construction. It is the intent of the architectural standards and design restrictions set forth in these Design Guidelines, to preserve, protect and enhance, to the extent justified, the special environment of Sonoran Sanctuary.

It is expected that the design of each Residence in Sonoran Sanctuary will be tailored to the unique features of each individual Lot in an effort to achieve a synthesis of nature and Residence. To preserve the natural features of each Lot, such as views, significant existing plant materials and washes, each Residence will need to be sited so as to minimize disruption of the existing environment.

The purpose of the Design Review Committee is to evaluate each proposed design for appropriateness to its own Lot. The Committee may determine that what was found acceptable in one situation may not be acceptable in another. The goal is for the appearance and character of all Residences and Improvements to harmonize with and enhance their natural and manmade surroundings rather than to dominate and/or contrast sharply with them.

2. REVIEW AND APPROVAL PROCESS

In order to assist each Owner in the planning and designing of his Residence to take full advantage of the unique opportunities of his Lot, a comprehensive design review process administered by the Sonoran Sanctuary Design Review Committee has been established. This process provides an opportunity for the Owner to draw upon expertise and knowledge that has been acquired during the planning and development of Sonoran Sanctuary. Under the Declaration, the Sonoran Sanctuary Design Review Committee is charged with the responsibility of maintaining the standards set forth in the Sonoran Sanctuary Design Guidelines. Each Residence must meet the criteria of the design guidelines.

For new construction, the design review process is divided into five phases: Pre-Design Meeting, the Preliminary Submittal, the Final Submittal, the Construction Permit, and the Final Inspection. The process for minor projects, such as additions, remodels, or landscaping changes is a single Submittal and Inspection, and maintenance items such as repainting the exterior of the home or replacing windows can be done with submittal of an Application form. See Appendix F for more information on submittal requirements.

It is strongly recommended that an Owner retain competent professional services for planning and design. A thorough analysis and understanding of a particular Lot and the Owner's special needs and the skill to translate this into building form, as well as the ability to convey to the Design Review Committees the concept and design of a proposed Residence or other Improvement, are all important elements of the design review process. If an Owner elects to do his own design or to retain non-professional services, and the Sonoran Sanctuary Design Review Committee does not approve the result in either case, the Committee has the right to require that an Owner thereafter utilize professional design services. Due to the unique characteristics of each lot, 'standard' type plans are not permitted.

The design review process was developed to provide adequate checkpoints along the way, in an effort to minimize time and money spent on designs that do not adhere to the Sonoran Sanctuary Design Guidelines or to the overall philosophy of Sonoran Sanctuary, and attempt has been made to streamline this process to eliminate excessive time delays. Nevertheless, each Owner is himself responsible for complying with the Sonoran Sanctuary Design Guidelines, as well as all rules and regulations of any governmental authority, in order to bring the design review process to a speedy and satisfactory conclusion.

The Sonoran Sanctuary Design Review Committee will conduct reviews of projects during their regular meetings or at such other times as they deem appropriate. Owners, Architects, or Builders shall have no right to attend any meeting unless specifically requested to do so by such Committee. The Sonoran Sanctuary Design Review Committee will respond in writing no later than 30 days after a submittal is completed. The Committee will not normally discuss results of reviews over the telephone with an Owner or his Architect or Builder. Any responses an Owner may wish to make in reference to issues contained in the Sonoran Sanctuary Design Review Committee's notice following review of submittals should be addressed to the Sonoran Sanctuary Design Review Committee in writing.

Although the Committee will enforce all provisions Guidelines, the following will be of particular concern:

- a) Building Envelope usage with regard to reconfiguration and increase or decrease in area to be sensitive to views and privacy from other Lots or open spaces.
- b) Building Heights.
- c) Exterior Elevations of Residence in an effort to establish and maintain a high level of aesthetic quality.
- d) Exterior paint and material Colors, as well as color usage and distribution.

Approval of an overall design does not provide a variance if the design does not conform to any part of these Guidelines. If at any time during the review process or Construction the design is found to be not in compliance, the owner will be responsible for making any necessary changes to bring the project into compliance.

2.1. Pre-Design Meeting

To initiate the review and approval process, prior to preparing any drawings for a proposed Improvement, it is necessary that the Owner and/or his Architect meet with a representative of the Sonoran Sanctuary Design Review Committee to discuss the proposed Residence and to explore and resolve any questions regarding building requirements in Sonoran Sanctuary or interpretation of the Sonoran Sanctuary Design Guidelines. This informal review is to offer guidance prior to the initiation of preliminary design. Concept images, bubble diagrams and sketches are encouraged to convey the proposed aesthetic of the home. An appointment for the Pre-Design Meeting should be made at least one week in advance.

2.2. Preliminary Submittal

Preliminary drawings, including all of the exhibits outlined below, must be submitted to the Sonoran Sanctuary Design Review Committee after the Pre-Design Meeting.

All Accessory Improvements contemplated on the Lot must be shown on the Preliminary Submittal.

Preliminary Submittals shall include 1 full size & 1 half size copies of the following:

- A. Application Form.
- B. Topographic Survey: (at no less than 1" = 20') prepared by a registered land surveyor, showing Lot boundaries and dimensions, existing surface contours at one foot intervals on Sonoran Sanctuary's datum, major terrain features such as washes, and all Protected Plants, highlighting those plant materials that will be removed during construction or that are within 20 feet of the proposed Improvements. Each Owner submitting drawings for approval to the Sonoran Sanctuary Design Review Committee shall be responsible for the accuracy of all information contained therein.

- C. Site Plan: at the same scale as the survey (or 1/8" = 1'-0"). Show the locations and areas of the Building Envelope (both original and proposed), the Residence and any proposed accessory structures, driveway, guest parking areas, patios, pools, walls, proposed utility service facilities and routes, site grading including existing and proposed contours and topographic features such as washes, rock outcroppings and existing trees and major shrubs to be retained and to be relocated, and elevations of all building floors, patios, and terraces, shown in relation to site contour elevations.
- D. Floor Plans (at no less than 1/8" = 1'-0"). Floor plans should have rooms labeled and Finish Floor elevations as well as any level changes clearly identified.
- E. Roof Plan (at no less than 1/8" = 1'-0"). Roof plans should show areas of flat and sloped roofs and all skylights and solar collectors. Identify a minimum of 3 masses.
- F. Exterior Elevations of all sides of the Residence, at the same scale as the floor plans, include all site walls as a dashed line in front of elevations, with both existing and proposed grade lines shown and all exterior materials and general colors indicated. Show compliance with all height restrictions.
- G. Building Sections- minimum 2 cutting through house and site showing existing & proposed grades and all site improvements.
- H. A Study Model of the proposed Improvements, at not less than 1/8" = 1'-0", showing the relationship of all proposed Improvements to the contours of the Lot is required. Care must be taken to accurately represent structures and roof forms. 3D computer programs are acceptable but must include the home and entire lot with topography accurately represented.
- I. A Design Review Fee of \$4,000.00 must accompany the submittal. In the case of an addition to an existing home the Design Review Fee will be based on the total area under roof and will be \$0.50 per square foot. Checks should be made out to Sonoran Sanctuary Home Owners' Association.
- J. Any other drawings, materials, or samples requested by the Committee at Pre-Design Meeting.

To assist the Sonoran Sanctuary Design Review Committee in its evaluation of the Preliminary Submittal, the Owner shall, if requested, provide preliminary staking at the locations of the corners of the Residence or Major Improvement and at such other locations as the Committee may request. After any staking of the Lot, the Preliminary Submittal will be deemed complete.

The Sonoran Sanctuary Design Review Committee will review the submittal for conformance to these Sonoran Sanctuary Design Guidelines and make its recommendations in a written response to the Owner. No member of the Committee will discuss results with the owner and/or architect prior to this notification.

2.3. Final Submittal

After preliminary approval is obtained, the following documents are to be submitted to the Sonoran Sanctuary Design Review Committee for final approvals.

Final Submittals shall include 1 full size & half size copies of the following:

- A. Application Form
- B. Complete construction documents (including Civil Grading and Drainage Plan, Architectural Site Plan, Floor Plan, Roof Plan, Exterior Elevations, Building Sections, and Design Details) for the Residence. Site plans shall include all utility locations, electric meter and transformer locations, and any adjustments to locations and/or areas of the Building Envelope or the Residence.
- C. Samples of all exterior materials and colors, and window and glass specifications, mounted on an 11"x17" board clearly marked with Owner's name, Lot number, and identified with manufacturer's name, color with LRV, and/or number.
- D. A complete landscape plan at the same scale as the site plan, showing: areas to be irrigated, if any; locations and sizes of all existing and proposed plants and any decorative features such as pools or imported rocks; and a list of all proposed plants. Clearly mark locations of any exterior lighting and provide manufacturer's cut sheets for all fixtures.
- E. A hydrology report, performed by a competent civil engineer, in a form determined by the Sonoran Sanctuary Design Review Committee.
- F. Native Plant Salvage Plan
- G. A fully executed and notarized copy of the Natural Area Easement, including a legal description of the Natural Area, which will be delivered to the City by the Owner for recording upon final approval by the Sonoran Sanctuary Design Committee.
- H. A construction schedule indicating approximate dates for starting and completion of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date.
- I. Construction area plan
- J. Builder's Bond fee of \$10,000.00. Checks should be made out to Sonoran Sanctuary Home Owner's Association.

Upon receipt of the complete Final Submittal, the Sonoran Sanctuary Design Review Committee will review the submittal for conformance to these Design Guidelines and to any preliminary approval stipulations and make its recommendation in a written response to the Owner. No member of the committee will discuss the results with the owner and/or architect prior to this notification.

2.4. Resubmittal of Drawings

In the event of disapproval by the Sonoran Sanctuary Design Committee of either a Preliminary or a Final Submittal, any resubmission of drawings must follow the same procedure as the original submittal.

2.5. Approvals

Final approval shall be valid for 12 months after the date of the Report. The approval will be considered abandoned after this date. The owner will be required to start the Design Review process over. Design shall comply with the guidelines at the start at the new Design Review process and is subject to a review fee. The fee shall be an hourly rate equal to the Architect Consultant's hourly fee. Any change required to bring the design into compliance shall be at the owner's expense.

2.6. Commencement of Construction

Upon receipt of approval from the Sonoran Sanctuary Design Committee, the Owner shall satisfy all conditions thereof and commence the construction, reconstruction, refinishing, alterations, or other work pursuant to the approved drawings within 12 months from the date of such approval. If the Owner shall fail to comply with this paragraph, any approval given shall be deemed revoked unless, upon the written request of the Owner made to the Design Review Committee prior to the expiration of said one-year period and upon a finding by the Design Review Committee that there had been no change in circumstances, the time for such commencement is extended in writing by the Design Review Committee.

The Owner shall, in any event, complete the construction, reconstruction, refinishing, or alteration of the foundation and all exterior surfaces (including the roof, exterior walls, windows, and doors) of any Improvement on his Lot within 18 months after commencing construction thereof except when, and for so long as, such completion is rendered impossible or would result in great hardship to the Owner due to the complexity of the home, strikes, fires, national emergencies, or natural calamities. If the Owner fails to comply with this paragraph, the Design Review Committee may notify the Association of such failure and the Association, at its option, shall either complete the exterior in accordance with the approved drawings or remove the improvement(s) and the Owner shall reimburse the Association for all expenses incurred in connection therewith.

2.7. Construction Permit

Securing of a building permit is the responsibility of the Owner and/or Builder. Construction shall be in accordance with the Final Submittal approved by the Sonoran Sanctuary Design Committee.

2.8. Additional Construction and/or Exterior Changes

Any changes to the approved drawings before, during, or after the construction of an Improvement must first be submitted for review to the Sonoran Sanctuary Design Review Committee. This includes changes on-site due to unforeseen issues such as grading changes or coordination issues. Each owner is permitted (2) design change reviews during construction at no additional charge. Additional reviews will be charged a flat fee of \$250 per review.

2.9. Work in Progress – Inspection

The Sonoran Sanctuary Design Review Committee may inspect all work in progress and give notice of non-compliance if found. Absence of such inspection and notification during the construction period does not constitute either approval by the Design Review Committee of work in progress or of compliance with these Sonoran Sanctuary Design Guidelines. In the event that a violation occurs, no contractors will be allowed into the community until the Owner has submitted a change in plan drawing and the Committee reviews and approved the change.

2.10. Final Inspection

Upon completion of any Residence or other Improvement for which approval of the Final Design Submittal was given by the Committee, the Owner shall give written Notice of Completion to the Committee prior to occupancy by the Owner.

The written notice required in paragraph (a) above shall include a copy of the "Certification of Finish Floor Level and Building Height" signed by the Builder on a form provided by the Committee and signed and sealed by a land surveyor or civil engineer registered in the State of Arizona. This form shall certify that the finished floor levels and building heights of the Residence were constructed in accordance with the approved Final Design Submittal. Any changes to the finish floor levels or building heights during the course of construction require specific approval of the Committee prior to the change pursuant to Section 2.9 of these Guidelines.

Within such reasonable time as the Committee may determine, but in no case exceeding twenty (20) calendar days from receipt of a required written Notice of Completion and the Certification of Finished Floor Level and Building Height, the Committee may review the Residence and/or other Improvements. If it is found that work was not done in strict compliance with the approved Final Design Submittal, the Committee shall notify the Owner in writing of such non-compliance within thirty (30) calendar days of its receipt of the Owner's Notice of Completion, specifying in reasonable detail the particulars of non-compliance, and shall require the Owner to remedy the same.

If the Owner has failed to remedy any non-compliance within thirty (30) calendar days from the date of the Committee's notice, the Committee shall notify the Owner, and may take such action to complete or remove or remedy the non-complying Improvements as is permitted in these Guidelines, including, without limitation, injunctive relief or the imposition of a fine.

If, after receipt of the written Notice of Completion from the Owner and after review of the Residence and/or Improvements by the Committee, the Committee finds that all Improvements are deemed to be in accordance with the approved Final Design Submittal, these Guidelines and any stipulations of approval, the Committee shall notify the Owner in writing of such final construction approval.

If an Owner chooses to occupy the Residence following receipt of a Certificate of Occupancy from the City, but prior to a final construction review (paragraph [c] above) by the Committee, he may do so provided that the work is continued and the written Notice of Completion is given to the Committee within forty-five (45) days of occupancy. If Improvements are not completed within forty-five (45) days of occupancy, the Committee reserves the right to take such action to cause the completion of the Improvements as is permitted in these Guidelines, or the Declaration, including, without limitation, the imposition of fines.

2.11. Non-Waiver

The approval by the Sonoran Sanctuary Design Review Committee of any drawings or specifications for any work done or proposed, or in connection with any other matter requiring such approval under these Sonoran Sanctuary Design Guidelines, the Declaration, including a waiver by either Committee, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval. For example, the Committee may disapprove an item shown on the final submittal even though it may have been evident and could have been disapproved at the preliminary submittal.

2.12. Right of Waiver

The Sonoran Sanctuary Design Review Committee reserves the right to waive or vary any of the procedures or standards set forth herein at its discretion, for good cause shown.

3. SITE DEVELOPMENT GUIDELINES

The Upper Sonoran Desert landscape at Sonoran Sanctuary is fragile and may take years to naturally mitigate impacts to site or vegetation. Due to these concerns, the City has also developed regulations intended to provide protection for the natural desert areas. Although an effort has been made to have these Sonoran Sanctuary Design Guidelines be consistent with the city's regulations, each Owner, through his Architect, is responsible for reviewing applicable city regulations and making certain they are complied with as outlined below, each Lot consists of the Natural Area and the Building Envelope, which includes a Transitional Area and a Private Area. The following site development standards deal with issues of siting, grading, excavation and landscaping.

3.1. The Building Envelope

Building Envelopes, as defined herein, have been established for each Lot within Sonoran Sanctuary. Before any conceptual planning is done, an Owner and his Architect should discuss the building envelope with a representative of the Sonoran Sanctuary Design Review Committee during the Pre-Design meeting. Since the Building Envelope is a maximum conceptual allowable building area, screen walls, berms or other landscape elements will not be permitted arbitrarily, or without relation to other elements of the Residence, to delineate Building Envelope borders.

The Building Envelope is the portion of each Lot within which all Improvements must be built and alterations to the existing landscape may occur. An appropriate Building Envelope has been identified for each Lot based on the natural features of the Lot, views, relationship to adjacent building envelopes, and topography. Some minor modifications to the Building Envelope may be permitted by the Sonoran Sanctuary Design Review Committee upon an Owner's application, as part of the design review process. The Building Envelope acts as a limit beyond which no construction activity may take place or materials be stored. Modifications of the Building Envelope must be justified in the Committee's opinion giving consideration to relevant considerations such as views, privacy, and the overall character of the development.

In cases where the Owner owns two contiguous Lots and wants to combine the two Lots into a single homesite, the Owner must receive the consent of the City and the Design Review Committee. A reconfiguration of the Building Envelope shall be submitted by the Owner's Architect early in the design phase and the Design Review Committee must have approved the reconfiguration, at its sole discretion, prior to the preliminary submittal. In connection with the combining of more than one Lot, a reconfigured Building Envelope may, at the Committee's discretion, span the common Lot line, and it is likely that reconfiguration of the Building Envelope may have greater effect on views from nearby Lots than in the case of a reconfiguration on a single Lot.

The area of reconfigured Building Envelope in more than one Lot shall not be allowed to exceed seventy-five percent (75%) of the sum of the area of the individual Building Envelopes being combined, as numerically listed on the approved Building Envelope and NAOS exhibits.

3.2. Natural Area

The Natural Area is that portion of the Lot that lies outside of the Building Envelope and must remain as natural desert in accordance with City regulations. Irrigation of the Natural Area is not permitted since the indigenous vegetation does not require additional water. Irrigation of the Natural Area can lead to disease and death of the native plants, particularly cactus, and aid in the

spread of undesirable plant species or weeds. After Final design approval by the Sonoran Sanctuary Committee, the Owner will be required by the city, to execute and record a Natural Area Easement in the form required by the city to include a satisfactory legal description of the Natural Area, which may require the preparation of a survey of the Lot at his expense, and which can be amended after recording only with the approval of the Sonoran Sanctuary Design Committee and the City.

The City of Scottsdale had clarified that only plants indigenous to the general area of development can be used in the Natural Area Open Space (NAOS) Easements and only after city approval. In addition the density and mix of any added plant materials in the Natural Area should approximate those found in the general area. Landscape plans submitted must include any planned plantings within the NAOS area. Only trees that are salvaged from the lot should be shown outside the proposed Building Envelope.

3.3. Transitional Area

The Transitional Area is that part of the Building Envelope which lies between the Natural Area and the wall of a Residence or Improvement and is visible from adjacent properties, streets, or public spaces. Upon completion of construction, this area must be replanted to match the adjacent Natural Area in appearance. An irrigation system, carefully designed to avoid overspray or runoff onto the Natural Area, must be installed to maintain the transitional planting until it has become established (approximately 1 year). At that time the system must be abandoned.

Additionally, on the street side, there is a minimum requirement of three (3) trees (48" box minimum), and ten (10) shrubs (five-gallon minimum size).

3.4. Private Area

The Private Area is that part of the Building Envelope which is not visible from adjacent properties, streets, or public spaces because it is hidden behind walls or structures. The Private Area is the least restrictive in terms of what plants, shrubs, and trees can be planted therein. These include those plant materials listed in Appendix B (Approved Plants), and, if first approved in writing by the Sonoran Sanctuary Design Review Committee, any other plant not included in Appendix C (Prohibited Plants). The Private Area includes, for example, a courtyard or atrium, or the area behind a wall where non-indigenous plants 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; however, all plants which are visible from a street or public area or from an adjacent Lot must be one of the plants listed in Appendix B or be approved by the Sonoran Sanctuary Design Review Committee. Views of grass lawns located with the Private Areas shall be minimized. Additional work may be required, during construction, to provide the necessary screening.

Additionally, there is a minimum requirement of two (2) trees (48" box minimum), and ten (10) shrubs (five-gallon minimum size).

3.5. Prohibited Plant List

The plant materials set forth in Appendix C include species with characteristics that are potentially destructive to the Natural Areas and indigenous plants by reason of profuse and noxious pollen, excessive height, weed-like characteristics of excessive growth, high water demands, and similar traits. Under no circumstances is it permissible to plant any Prohibited Plant in Sonoran

Sanctuary.

3.6. Protected Plants

Protected Plants are those desert plants that must be protected pursuant to City regulations. Improvements should be sited to avoid these protected species if at all possible, however they may be carefully transplanted. It is recommended that competent professionals be consulted prior to transplanting any desert plant materials and the Sonoran Sanctuary Design Review Committee may require replacement of any plant which dies during transplanting, with a plant of the same species and size.

3.7. Site Work

Be creative in the design process. Plan to alter the site as little as possible from its original native condition, protecting existing watershed and drainageways whenever possible. Limit structures to the areas on the site where drainage, soil and geological conditions will provide a safe foundation.

Typically, Residences should be nestled into the land, remaining low, so as to be part of the site rather than being perched on it, thus creating unnecessary height. Step buildings and Improvements down slopes, using split and multi-level solutions wherever possible to follow existing contours and achieve a balance of cut and fill. When the construction is finished, the earth around the Residence and site walls should lie against the walls as near as possible to the original angle of slope.

Once a preliminary plan is well enough defined, it is recommended that the corners of the building be staked out on the upgraded site and elevations taken at each corner with a transit. With this information it is often possible to determine exactly how to further adjust the design to minimize the structure's height and conform to the existing contours.

Consider the impact of your proposed Residence on adjacent property with respect to their privacy, view preservation and ease of access.

While the natural topography in Sonoran Sanctuary varies considerably from Lot to Lot, the following general limitations will apply in the absence of special circumstances justifying exceptions as may be approved by the Sonoran Sanctuary Design Review Committee:

- a) Cut and fill may not be exposed following completion of construction;
- b) No change in natural or existing drainage patterns for surface waters shall be made upon any Lot that could adversely affect another owner;
- c) No Protected Plants shall be damaged, destroyed, or removed from any Lot, although such plants outside the Natural Area Easement may be relocated;
- d) Retaining walls and other walls not directly supporting a building structure, except screen walls, shall not exceed 8 feet in height, measured from the lowest natural grade adjacent to the wall. The appearance of such walls over 6 feet in height must be softened of landscaping with trees or large shrubs. Screen walls may not exceed 4 feet 8 inches in height measured from natural grade in the manner described above for retaining walls.

In the event of any violation of (a) or (b) above, the Sonoran Sanctuary Design Committee or the

Association may cause the Lot to be restored to its state existing immediately prior to such violation; or, in the event of any violation of (c) above, cause to be replaced any Protected Plant which has been properly removed or destroyed with either a similar plant in type and size or with such other plant as the Sonoran Sanctuary Design Review Committee may deem appropriate. The Owner of such Lot shall reimburse the Sonoran Sanctuary Design Committee, Sonoran Sanctuary Design Review Committee and the Association for all expenses incurred by them in performing their obligations under this paragraph provided however that, with respect to the replacement of any plant, the Owner shall not be obligated to pay an amount in excess of the expenses which would have been incurred by the Sonoran Sanctuary Design Committee, Sonoran sanctuary Design Review Committee or the Association had they elected to themselves replace the damaged, destroyed, or removed Protected Plant with a plant similar in type and size. In addition, certain fines might be imposed under the Native Plant Ordinance of the City. The Sonoran Sanctuary Design Review Committee shall have the right to require complete or partial restoration of cut areas.

3.8. Parking Spaces

Each Residence shall contain parking space within the Lot for at least two automobiles in an enclosed garage either attached to or detached from the main structure of the Residence. A minimum of 2 additional parking spaces should be provided to accommodate guest parking. Providing additional attached garage bays cannot be considered guest parking. No on-street parking will be permitted for residents vehicles. Views of guest parking areas from adjacent Lots, streets, or public spaces must be mitigated and diffused by screen walls or a combination of screen walls and landscaping. Walls shall be between 30" and 42" high. Landscaped berms may also be used. No exterior storage of recreational vehicles or boats will be permitted.

3.9. Site Drainage and Grading

Site drainage and grading must be done with minimum disruption to the Lot. Surface drainage shall not drain to adjoining Lots or open spaces except as established by natural drainage patterns, nor cause a condition that could lead to offsite soil erosion on open spaces. It is the intent of these Guidelines to discourage excessive cut and fill and no grading may be done outside the Building Envelope. Any alterations to washes carrying 50 cubic feet per second or more resulting from a 100-year storm may require special consideration for approval by the Committee.

Structures, roads, driveways or any Improvement should be designed to fit the existing contours of the site, minimizing excavation rather than altering the site to fit a poorly designed structure or Improvement.

Carefully evaluate the erosion potential and safety of the site based upon the percentage and direction of slope, soil type and vegetation cover. When a change in the drainageway within a given Lot is absolutely necessary, avoid right angle diversions, and create a positive drainage in a logical and natural manner - Minimize soil erosion in disturbed areas through the use of native rock and plant materials. Topsoil should be stored for re-use in landscaping or replanting disturbed areas.

3.10. Setbacks

All setbacks will be reviewed on the merits of the submitted site plan design and verify that all setbacks meet City of Scottsdale requirements. Minimum setbacks from Lot lines are as follows:

- a) Front yards and side and rear yards adjacent to a street: 30 feet.
- b) Side yards: 15 feet, where provided.
- c) Rear yards: 30 feet.
- d) Minimum Distance between buildings on adjacent Lots: 30 feet.
- e) Minimum distance between main and accessory buildings on a Lot: 10 feet.

3.11. Entrance Driveways

Entrance driveways should be located so as to minimize their visual impact on important natural features of a Lot such as large or significant plant materials, washes or drainageways, and to minimize disruption of the existing landscape. Driveways shall be a maximum of 16 feet wide at the property line and shall intersect the street at a minimum angle of 60 degrees and in such a way as not to interfere with drainage in the street right of way. Uncolored smooth concrete may not be used. Only one driveway entrance will be permitted for each Lot.

Pavestone, Bomanite concrete, exposed aggregate concrete utilizing integral coloring, colored concrete or stone are all approvable materials. Feature strips of a separate material and special aggregates in exposed concrete will be reviewed on a case-by-case basis.

3.12. Washes and Drainage Easements

These natural drainageways occur frequently throughout Sonoran Sanctuary and should not be obstructed. Structures and other Improvements should be sited to avoid these washes, although they can be sited at the edge of a wash. Bridging by buildings, and other Improvements designed so as not to obstruct 100- year storm flows, are encouraged. Vista corridor easements as shown on plats for Sonoran Sanctuary have special setback and use requirements as established by the City.

Drainage easements have been established encompassing some washes with projected 100-year storm flows greater than 50 cubic feet per second. These easements are areas of special consideration due to tire potential for water flows of a high volume and must remain unaltered and unobstructed. As with any wash, Improvements designed and constructed to bridge these easements are encouraged; however, in such cases, if required by the Sonoran Sanctuary Design Review Committee, a backwater flood analysis prepared by a licensed civil engineer and ensuring the safety and feasibility of the design, must be submitted and will be subject to review by a - licensed civil engineer retained by the Sonoran Sanctuary Design Review Committee.

3.13. Swimming Pools

Swimming pools, if any, should be designed as being visually connected to the Residence through walls or courtyards, and must be screened from view from adjacent Lots, streets and public spaces, and from the onsite Natural Area. They must be constructed according to the City of Scottsdale regulations. Pool equipment must be fully screened from adjacent lots, roads, and

common areas. Draining of pool water is only permitted onto Private Areas. Draining of pool onto any other part of the lot will result in a fine as described in Appendix L.

3.14. Sports/Tennis Courts

For reasons of noise control and aesthetics, sports/tennis courts will not be allowed on any Lots.

3.15. Basketball Hoops

Basketball hoops and backboards may be installed on any Residence, when the Design Review Committee approves location and type in advance. The installation of such Items may be subject to stipulations imposed by the Committee. The basketball hoop and backboard must come down when no longer utilized. Backboards must be clear or painted to match the color of the house. No installation shall face the street.

3.16. Address Identification

The Lot Owner may install individual address identification devices for each approved Residence. Such devices must utilize the same materials and colors as the Residence and must reflect its design character. No "unique" identification devices will be permitted. No additional signage detached from the Residence will be permitted, except temporary construction signs or other signs as permitted by the Declaration and approved by the Sonoran Sanctuary Design Review Committee. The Sonoran Sanctuary Design Review Committee may, in the future, require installation of uniform address identification devices for all Lots, including Lots with previously constructed identification devices. Submit the design of the Lot identification device with the final submittal.

3.17. Display of Flags

An American flag or an official or replica of a flag of the United States army, navy, air force, marine corps or coast guard by an association member may be placed on display on that member's property if the American flag or military flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10). Flags may be flown horizontally or at an angle on the front or side of a residence. A maximum of two flags may be displayed. Flagpoles may only be installed within the building envelope and shall be limited in height to no taller than the rooftop of the home.

3.18. Lighting

The Sonoran Sanctuary philosophy of the predominance of undisturbed desert extends to nighttime as well as daytime views. In order to preserve the dramatic views of city lights and the night sky, which tend to be obscured by excessive local lighting, the Committee has established the following guidelines for residential site lighting.

- a) Site lighting is defined as lighting mounted on the ground, in trees or on site walls for the purpose of providing security or decorative accent lighting.

- b) Building-mounted lighting is defined as lighting built into or attached onto buildings or walls, ceilings, eaves, soffits or fascias for the purpose of providing general illumination, area illumination or security illumination.
- c) Site lighting must be directed onto vegetation or prominent site features such as boulders and may not be used to light walls or building elements.
- d) Building-mounted lighting must be directed downward away from Adjacent Lots, Common Areas, streets and open spaces, and may not be used to light walls or building elements for decorative purposes.
- e) All exterior lighting must provide for significant shielding to ensure that light sources and lamps are not Visible from Neighboring Property; no bare lamps will be permitted. Recessed lights in exterior soffits, eaves of ceilings shall have the lamp recessed a minimum of three inches (3") into the ceiling.
- f) Only lamps with a maximum wattage of sixty (60) watts or equivalent LED will be allowed for exterior lighting unless specific approval is received from the Committee. Low-voltage lighting is recommended, since these fixtures are typically small and can be easily concealed within the native vegetation. Colored lights will not be allowed for exterior lighting.
- g) No lighting will be permitted in Natural Areas or outside areas enclosed by patio or building walls. Site lighting must be confined to areas enclosed by walls or be in the immediate vicinity of the main entrance to the Residence.
- h) Lighting of driveways, parking areas and entry walkways shall be subject to restrictions set forth as follows:
 - i) The lighting of driveways is strongly discouraged because of the negative visual impact from the overall community and especially as viewed from below. A series of lights up the foothills as viewed from a distance is neither attractive nor desirable to the overall community. If in the opinion of the Committee lights along driveways, parking areas, and entry walkways, do not create visual concerns, the Committee may approve these lights subject to the following criteria.
 - j) Pole-mounted or wall-mounted light fixtures may be no higher than eighteen inches (18") above the driving surface, and the fixtures must be located on the "downhill" side of the drive and aimed toward the 'Uphill" side of the drive. Tree-hung down lights are allowed and may be no higher than seven feet (7'-0") above the driving surface. The light source of all fixtures must be recessed and fully shielded, including any light leak from the top of the fixture. In general, driveway, parking and entry walkway area lights must only light the driveway surface and not retaining walls or landscape. The maximum foot-candles allowed at any point beyond ten feet (10'-0") from the fixture is .25 foot-candles. The spacing of driveway light fixtures shall generally be fifty feet (50'-0") apart and a minimum of twenty-five feet (25'-0") apart, unless otherwise approved by the Committee. Uplighting of landscape or site walls along driveways is not allowed. Due to climatic conditions, plastic light fixtures (i.e.: Malibu lights) are not allowed. Dark-colored durable metal fixtures are appropriate. Cut sheets and photometric charts of any proposed light fixtures for driveways and parking areas must be submitted with the Final Design Submittal.

- k) In an effort to minimize unnecessary light pollution, driveway lights should generally be turned off by manual or automatic methods by midnight and driveway lights should generally be turned off completely during extended times in which the Residence is not occupied.
- l) Lights on motion detector for the purpose of security illumination are strongly discouraged but may be allowed subject to specific approval of the Committee. If allowed by the Committee, these lights will only be allowed to operate on a motion detector and stay lit for a maximum of ten (10) continuous minutes. Security lights must still meet the requirements of shielding of the light sources, and the light sources should not be Visible from Neighboring Property. If problems with these lights occur, the Committee and the Association reserve the right to demand that the fixtures be disconnected. If allowed, care must be taken to avoid setting off the motion detector by the motion of vegetation and the movement of wildlife. These lights will not be allowed to operate for the purpose of general illumination.
- m) The color of the light fixture and its shield, housing or trim, including exterior soffit lights, shall be compatible with the building color and must meet the Light Reflectance Value (LRV) requirements of these Guidelines.
- n) Miniature lights (i.e.: Christmas lights) are not allowed as exterior or landscaping lighting, except as allowed periodically under Section o).
- o) The intent of this is section is not to discourage decorating for holidays, but only to maintain a standard of quality fitting with a community like Sonoran Sanctuary. Holiday decorations should be subtle, soft, and tasteful. Decoration displays should not have a commercial appearance and should not be "overdone." The committee reserves the right to prohibit any holiday decorations deemed inappropriate in the opinion of the Committee for the image of Sonoran Sanctuary. Also, although holiday lights are allowed, no chasing, twinkling, or blinking lights will be allowed.

Holiday, Seasonal or Decorative lighting may be installed for a maximum of 45 consecutive days. For holiday lighting, this shall be no sooner than 30 days before the holiday and no later than 15 days afterward. Roof-anchored, inflatable, and any noise-producing decorations are not permitted. The Committee reserves the right to limit excessive displays.

4. ARCHITECTURAL DESIGN STANDARDS

The following architectural standards have evolved in response to climatic and aesthetic considerations in Sonoran Sanctuary. During the summer months the intense sun creates a climate that should be moderated by various design devices, such as keeping buildings at or below grade, shading window openings and courtyards and not using reflective exterior materials or colors which will increase glare.

4.1 Building Heights

The terrain of Sonoran Sanctuary is varied and unique, with steep slopes, ridges, knolls, valleys and other changes in elevation, making absolutely uniform applicability of height restrictions for Residences inadvisable. These Guidelines are intended to discourage and/or prevent any Residence or other structure which, in the opinion of the Committee, would appear excessive in height when viewed from, street, other Common Area or other Lot, and/or which would appear out of character with other Residences because of height. Consequently, despite the maximum heights generally permitted as specified in this section, the Committee, even though a proposed Residence or other structure may comply with said maximum height restrictions, nevertheless may disapprove a proposed Residence or other structure if, in the opinion of the Lot, and/or would appear out of character with other Residences or undesirable prominent because of height. These considerations are particularly important with Residences constructed along tops of ridges or knolls where, without limiting this generality, the Committee could refuse to allow any portion of the Residence or other structure to exceed the standard maximum heights as hereinafter provided.

Because the desert vegetation is low, rarely exceeding twenty feet (20'-0") in height, and because the Sonoran Sanctuary philosophy envisions Residences that tend to blend with, rather than dominate, the environment, single-story multi-level buildings that relate to the natural contours of the Lot are encouraged. Residences may be sited partially below grade. The height of all Residences and other Improvements is limited by a series of allowable dimensions, all as described below. See 4.18 for diagrams.

Due to the extreme differences in the terrain and visibility of the Lots within Sonoran Sanctuary, it is important to refer to any approved amendments and/or supplements that may increase, decrease or otherwise modify the Building Height guidelines for specific areas within Sonoran Sanctuary.

- a) **Sloping Height:** In addition to the other height requirements in this section, no portion of the Residence or other improvements, except for chimneys, may exceed the height of twenty-four feet (24'-0") above the existing natural grade. This height is measured vertically from any point of the unique and varied topography, the Committee may approve, on a case-by-case basis and in its sole discretion, increases in the sloping height limitations. See 4.18 for diagrams.
- b) **Overall Building Height:** The overall height of a Residence or Improvement shall not exceed thirty-four feet (34'-0") measured in a vertical plane from the highest parapet or roof ridge to the natural grade at the lowest point adjacent to the building exterior inclusive of site retaining walls, patio walls, and pool walls. In special circumstances involving conditions that do not conflict with applicable City ordinances, the Committee may

approve, on a case-by-case basis and in its sole discretion, overall vertical dimensions that may exceed the thirty-four feet (34'-0") limitation. See 4.18 for diagrams.

- c) **Massing:** Scale and proportion in the desert can be deceiving. Small structures can at times appear large and dominating against the low vegetation and landforms. Therefore, proper massing will reduce the scale of a large structure and create building texture that will help to blend the Residence with its environment.

Unless otherwise specifically approved by the Committee, each Residence shall be composed of at least three (3) visual building masses of differing heights as viewed from any elevation. Homes larger than five thousand (5,000) square feet, excluding garages, shall be composed of at least four (4) visual masses of differing heights as viewed from any elevation. To be classified as a visual building mass, the mass shall have a minimum depth and width of twenty feet (20'-0") and be a minimum of five hundred (500) square feet in area. Depth and width dimensions shall be measured perpendicular to each other. Very large or dominating individual building masses, in particular those created by sloping roofs, are discouraged. Therefore, no individual building mass shall have an area larger than two thousand five hundred (2,500) square feet, or a single dimension larger than eighty feet (80'-0") unless, in the opinion of the Committee, a larger mass does not appear to be excessive in size.

- d) **Mass Heights:** The maximum height of any individual building mass of a Residence may not exceed sixteen feet (16'-0") measured to the tops of surrounding parapets on flat roofs, or seventeen feet six inches (17'-6") measured to the top of the ridge on sloping roofs; except that a maximum of one-third (1/3) of the area of the overall enclosed building footprint, including garages, may exceed these limits to a maximum of nineteen feet (19'-0") measured to the top of surrounding parapets on flat roofs, or twenty feet six inches (20'-6") measured to the top of the ridge on sloping roofs. (See illustrations.) Single slope or "shed" roofs shall conform to the height limitations for flat roofs. Height shall be measured vertically from the highest adjacent natural grade at the perimeter of each building mass.

Difference in Mass Heights: Unless otherwise specifically approved by the Committee, the required three (3) or four (4) visual masses shall vary in height vertically by a minimum of three feet (3'-0") from any adjacent mass or masses.

- e) **Exposed Wall Heights:** In no case shall a wall have an unbroken height of more than twenty feet (20'-0") measured vertically from the finished grade at its lowest point along the wall to the top of the wall. Additional height may be achieved if an additional wall or site wall is created and set back a minimum of six feet (6'-0") from the high wall, subject to the limitations of the other governing criteria in these Guidelines and if approved by the Committee. Door and window penetrations and applied banding or textured relief in a wall plane do not change the measurements of an unbroken wall height.
- f) **Articulation and Engagement of Massing:** All height limitations are rudimentary criteria that form the basis of the general massing only. For example, in addition to the overall massing which must step within the terrain, it is expected that all elevations will not only take advantage of the view from within the Residence, but will provide pleasant views from all surrounding areas. All side and rear elevations are expected to be articulated to break up

the façade into smaller elements, as well as add the richness of shade and shadow. Large blank walls will not be allowed. While the specific design is a matter for each individual Architect, failure to provide this articulation and richness may be grounds for rejection of the design by the Committee.

The building masses of a Residence shall be designed such that they appropriately engage with each other to make a harmonious composition of forms. Building forms should be thought of as three-dimensional masses that are carefully nested together. These forms should not be views as flat elevations of simple planes. Building masses will not be allowed to align in the same plane.

- g) **Chimney Mass:** Chimneys may be constructed to a height not to exceed twenty-five feet (25'-0") measured vertically from the highest natural grade adjacent to the chimney mass. Unless otherwise approved by the Committee, the height of a chimney mass may not exceed four feet (4'-0") above the highest point within ten feet (10'-0") of that chimney mass. A chimney mass may not exceed an overall horizontal dimension of twelve feet (12'-0") in any direction, unless otherwise specifically approved by the Committee.
- h) **Retaining Wall Height:** The height of a retaining wall shall not exceed eight feet (8'-0") measured vertically from the lowest point at finished grade adjacent to the wall to the highest point of the wall along the exterior side of the enclosure. Retaining walls shall include any walls that retain or hold back earth more than two feet (2'-0") in depth. The Committee, on a case-by-case basis, may consider overall retaining wall heights that exceed the eight-foot (8'-0") height limitation described above. Where justified by topographic conditions and where, in the opinion of the Committee, the extra height causes no adverse visual impact, an overall height of up to twelve feet (12'-0") may be achieved in limited areas by use of more than one (1) retaining wall, provided a minimum planting area of ten feet (10'-0") is provided between the two (2) walls. In addition, retaining walls over eight feet (8'-0") in height, if allowed shall also be visually softened with either mature landscaping consisting of indigenous trees and large shrubs, and/or utilization of a different texture and/or material for all or a portion of the wall. Open railings up to an additional three feet (3'-0") high may be allowed on top of a maximum eight feet (8'-0") tall retaining wall, subject to approval by the Committee. These railings, if allowed, must be integrally designed into the Residence and be at least seventy-five percent (75%) open.
- i) **Screen Wall Height:** In no case shall the height of a screen wall or site wall exceed five feet six inches (5'-6") measured vertically from the lowest point at finished grade adjacent to the wall to the highest point of the wall along the exterior side of the enclosure, unless otherwise specifically approved by the Committee.

4.2. Building Sizes

Residences are to contain at least 4,000 square feet of conditioned living space.

4.3. Roofs

Since roofscapes will form an important part of the visual environment, they must be carefully designed. It is intended that neither flat roof nor pitched roofs predominate. Pitched roofs shall have a maximum slope of 4 to 12. Mansard roofs are prohibited. Dominant roof colors such as

white, black and red and reflective roof surfaces are prohibited. Roof mounted mechanical equipment is prohibited. The materials listed in Appendix E are those sloped roof materials that the Design Review Committee has approved for use in Sonoran Sanctuary.

- a) **Sloped Roofs:** The committee strongly recommends that sloping roofs be designed as sheltering and shading elements with broad overhangs and strong shadow lines. Sloping roofs with minimal or no overhangs should be avoided. Sloping roofs shall be hipped or designed such that they tie into building masses. The maximum pitch of a sloping roof shall be 4 to 12 unless otherwise approved by the Committee. Mansard roofs are prohibited; however the Committee shall have the authority to approve gable, partial gable, or shed roofs when, in the opinion of the Committee, they do not add to a Residence's visual massiveness. Typical gable-end roofs may not be allowed unless in the opinion of the Committee, the gable-end is an attractive design element and is authentic to the design style of the home. Skylights are prohibited on pitched or sloped roofs. Red-clay tile, wood shake shingles and asphalt shingles are prohibited. Due to concerns of visual dominance, metal roofing materials (i.e.: standing seam metal roofs) may not be used on homes in which seventy-five percent (75%) or more of the total roof surface is designed as sloping roofs, unless otherwise approved by the Committee.
- b) **Flat Roofs:** Flat roofs should be surrounded by parapets a minimum of ten inches (10") above the adjacent roof surface, but in no case higher than thirty-six inches (36") above the adjacent roof surface. Parapets must be designed as three-dimensional mass forms and the parapets must wrap the entire building mass or they must return and end in an intersection with another building mass. The flashing detail between the roof surface and the parapet wall must be kept horizontal, not sloped to follow the roof or cricket slope. Flat roofs that do not have parapets are discouraged, although may be approved by the Committee if such roofs are free of any skylights, roof penetrations, roof vents, plumbing vents, etc. and, if in the opinion of the Committee, any drainage crickets are not distracting to the overall design character of the Residence. In the case of built-up or similar types of flat roofing materials, the color must match or complement the building color. All lap joints, seams or patches must be coated with an aggregate or ballast matching the color and texture of the roofing aggregate or ballast and these joint, seams, or tar pitches, may not be obvious. The finished roof shall have an even color and texture across the entire surface.
- c) **Roof colors:** Dominant roof colors such as white and red or highly reflective roof surfaces are prohibited. Sloped roof materials should be textural with very dark or deep color tones. The finish of metal roofs must be matte with a maximum #10 gloss factor. Flat roof colors shall meet the requirements of Section 4.5 of these Guidelines regarding color, and it is strongly recommended that the color of flat roof material and associated flashing match the color of the building. In any case, the color of the inside of the parapets should be the same across the entire vertical surface (i.e., paint the flashing and vertical roof material to match the parapet wall). Flat roofs utilizing foam roofing systems may want to consider higher foam densities, or other special coating, in order to achieve the color requirements.
- d) **Roof Decks:** Roof decks will be considered on a case-by-case basis. Roof decks shall not be designed in a manner that intrudes on the privacy of neighboring lots. The permitted area of all roof decks shall not exceed 10% of total square footage of the conditioned living space or 500 square feet, whichever is less. Any roof deck railing should be solid and integrated into the roof design. Exterior stairways should complement the architectural massing and be integrated into the design of the structure. Thin-looking, open metal,

prefabricated stairs are strongly discouraged and should not be placed along the front elevation to be visible from the street. Roof deck furniture or structures should not exceed maximum building height requirements. Colors of any furniture that can be seen from neighboring properties shall be in muted desert colors and abide by the same LRV requirements as described in Section 4.4 of these Guidelines.

4.4. Colors

All exterior colors of the Residence and other Improvements shall have a light reflective value (LRV) that is less than or equal to thirty-six (36). This information is available from most paint manufacturers. Colors leavening toward the yellow, orange or blue hues are discouraged, even if they have an acceptable LRV. Subdued accent colors may be used, but are subject to approval by the Committee. Flat roofs must be surfaced with a material whose color harmonizes with the natural desert but does not contrast with the building walls, or they may be painted to match the building walls. Colors for exterior artwork, sculpture or any other special features should be muted tones chosen to blend rather than contrast with the Residence and its surroundings.

4.5. Materials – Exterior Surfaces

Exterior surfaces must generally be of materials that harmonize with the natural landscape. Natural stone, stacked in a horizontal appearance, stone masonry, adobe, or stucco should be the predominant exterior surfaces. They provide an outer surface to withstand the climate extremes. Large expanses of wood will not weather well in desert conditions and will not be approved. Red brick is not considered harmonious with the desert and will not be approved. Other materials may be allowed at the sole discretion of the Committee.

Finish materials on all building walls and screen walls must be continued down to finish grade, thereby eliminating unfinished foundation walls.

4.6. No Reflective Finishes

No highly reflective finishes except glass, which may not be mirrored or opaque, and door hardware shall be used on any exterior surfaces.

4.7. Building Projections

All projections from a building including, but not limited to, chimney caps, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways shall match the color of the surface from which they project, unless otherwise approved by the Sonoran Sanctuary Design Review Committee. All building projections must be contained within the Building Envelope.

4.8. No Antennae

There shall be no antennae of any sort either installed or maintained, which are Visible from Neighboring Property, except as expressly permitted by the Sonoran Sanctuary Design Review Committee.

4.9. Skylights and Windows

Skylights are not recommended because they are a source of heat gain and undesirable reflections. If used, they must be located so as to minimize their visibility from other Lots, particularly those above, and they should not cause any objectionable glare.

Windows should be located and sized so as to limit heat gain to the Residence's interior and not to cause any objectionable glare at any time. Windows and doors placed flush with the exterior wall will not be permitted.

No windows will be permitted in garage doors.

4.10. Patios and Courtyards

Patios and courtyards should be designed as an integral part of the Residence so they can be shaded and protected from the sun by roofs and building masses. These open areas can take advantage of natural airflows to produce cooler temperatures.

4.11. Solar Applications

Solar panels are permitted by Arizona State Statute (ARS 33-1816) with reasonable restrictions that do not impair the function of the panels. Solar panels are to be integrally designed into the roof structure and located to as much as possible to not be visible from Neighboring properties.

4.12. Screen Walls

Fences, walls and barrier devices used for privacy or screening should be a visual extension of the architectural design of the Residence. They may be used to separate the Private Areas from the rest of the Building Envelope and as screening for parking and service areas. They may not be used to delineate property lines or to arbitrarily delineate the Building Envelope. The colors of walls must conform to the same color standards described in Section 4.4 of these Sonoran Sanctuary Design Guidelines, and match the home in materials and detailing.

4.13. Service Yard

All above-ground garbage and trash containers, clotheslines, mechanical equipment, and other outdoor maintenance and service facilities must be screened by walls from other Lots, streets, or public spaces. The wall is to be a minimum of 12" higher than the highest piece of equipment.

4.14. Guest Houses and Guest Suites

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Such structures must be designed as a single visual element with the Residence, and should be visually related to it by walls, courtyards, or major landscape elements. The Guest House must comply with Scottsdale zoning regulations. A Guest House can be constructed on any Lot, with approval from the Design Committee. A Guest Suite may be incorporated into any Residence. No Guest House or Guest Suite may be leased or rented, separate and apart from the lease or rental of the main house.

4.15. No Visible Storage Tanks

All fuel tanks, water tanks, or similar storage facilities shall either be shielded from view by walls or structures or shall be located underground with all visible projections screened from view, and be located within the Building Envelope.

4.16. No Signs

All security, pool, construction, financing, for sale and other similar signs utilized for advertising or otherwise are prohibited within Sonoran Sanctuary. The only exceptions are the Address Identification described in Section 3.16, the temporary construction sign described in Section 5.16, and the standardized for sale and open house signs as approved and provided by the Homeowners' Association.

4.17. Radon Gas Protection

The Design Review Committee recommends that each individual Lot be tested by a competent professional for the presence of radon gas. If a determination is made that a radon gas protection system is needed, the Design Professional should be made aware of this and include it in the design of the Residence.

4.18. Diagrams

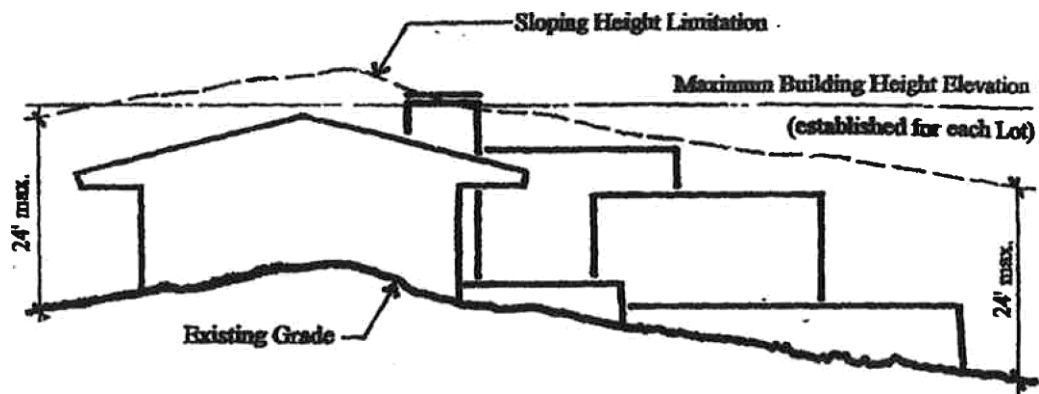


Diagram A Maximum Building Height Elevation and Sloping Height Limits

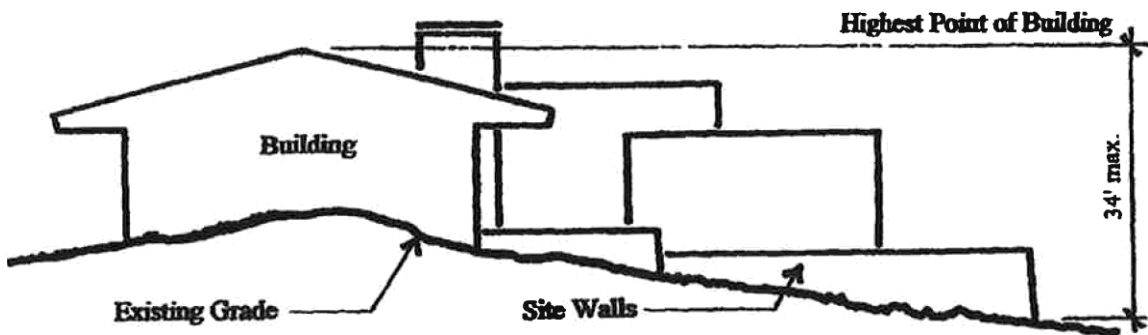


Diagram B Maximum Overall Building Height

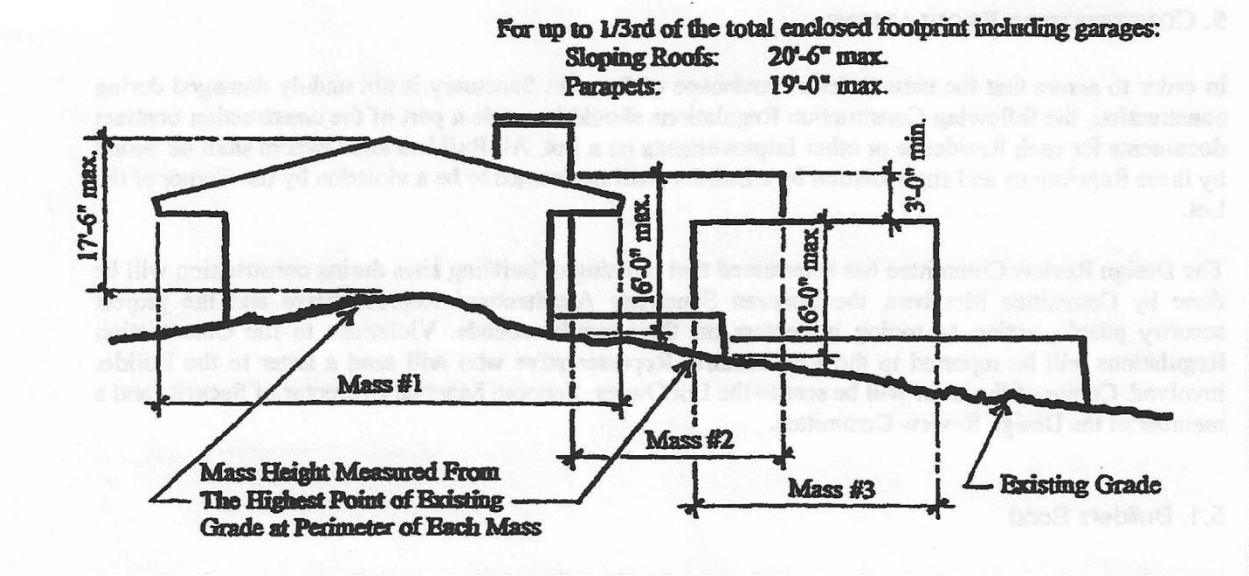


Diagram C Massing and Mass Heights

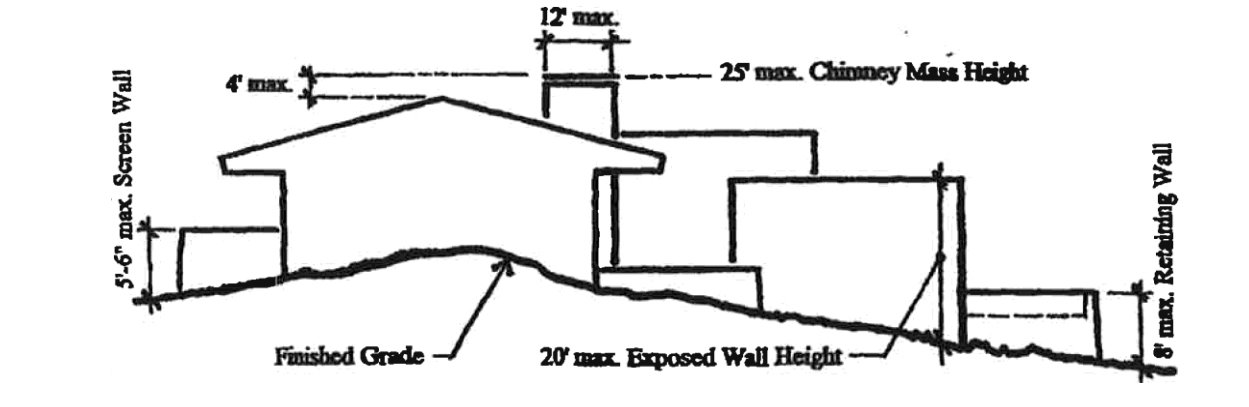


Diagram D Additional Height Restrictions

5. CONSTRUCTION REGULATIONS

In order to assure that the natural desert landscape of Sonoran Sanctuary is not unduly damaged during construction, the following Construction Regulations should be made a part of the construction contract documents for each Residence or other Improvements on a Lot. All Builders and Owners shall be bound by these Regulations and any violation by a Builder shall be deemed to be a violation by the Owner of the Lot.

The Design Review Committee has determined that policing of building sites during construction will be done by Committee Members and the Sonoran Sanctuary Architectural Representative. Violations to the Construction Regulations will be reported to the Architectural Representative who will send a letter to the Builder involved. Copies of the letter will be sent to the Lot Owner and a member of the Design Review Committee. Continued violations will result in the deactivation of gate access code until the violation is rectified.

5.1. Builders Bond

To assist the Committee in causing compliance with these Regulations, each Builder (not the Owner) before beginning any construction, shall post a cash bond in the amount of \$10,000.00 with the Association. Should it become necessary for either the Committee or the Association to remedy any violation of these Regulations, or any conditions of approval of the Final Design Submittal, the costs of such remedy can be charged against the bond. See Appendix L for complete fine schedule.

\$2,500.00 of the Builder's Bond will be refunded upon receipt of the Notice of Completion by the Owner and upon satisfactory completion of all requirements of the Final Construction Review.

5.2. Preconstruction Conference

Prior to commencing construction, the Builder must meet with the Sonoran Sanctuary Architectural Representative to review construction procedures and to coordinate construction activities. Builders will be asked to fill out a form including a list of subcontractors and suppliers for access to the project.

Information required for the pre-construction conference shall be:

- a) 1 Full Size and 2 half size copies of the City stamped approved documents.
- b) Recorded NAOS document
- c) Current construction schedule
- d) Construction area plan (as described in Section 5.4)
- e) Receipt of Builder's Bond of \$10,000 made payable to: Sonoran Sanctuary Home Owner's Association

No construction activity of any kind can take place until this conference is held and all items have been received. In special cases site revegetation can begin, if requested and the Design Review Committee gives written approval.

5.3. Occupational Safety and Health Act Compliance (OSHA)

All applicable OSHA regulations and guidelines must be strictly observed at all times.

5.4. Construction Trailers, Portable Field Offices, etc.

Any Owner or Builder who desires to bring a construction trailer, field office, or the like to Sonoran Sanctuary shall first apply for and obtain written approval from the Sonoran Sanctuary Design Review Committee. To obtain such approval he shall submit a copy of the architect's site plan with proposed locations of the construction trailer or field office, the portable toilet, and the trash receptacle noted thereon, and located within the approved Building Envelope. Such temporary structures shall be removed upon completion of construction.

5.5. Fencing

To protect the natural area of a Lot from damage due to construction operations, a chain link fence at least five feet high shall be installed to completely enclose the Building Envelope. The fence shall have screening material attached to all sections so as to prevent dust and debris from affecting adjoining properties. The fence shall follow the alignment of the Natural Area Easement line, shall have a single entrance located at the driveway entrance, and shall be maintained intact until the completion of construction. The construction trailer, if any, portable toilet, construction material storage and dumpsters must all be contained within the chain link fence. No storage of construction material is permitted on the streets or common areas.

If it is necessary to conduct construction activities outside of a Building Envelope to complete an Improvement falling within the envelope, the Owner of the Lot, or his representative may submit to the Committee a boundary description of the proposed Building Envelope line and a boundary description of the proposed Natural Open Space Easement. The two descriptions should differ in those areas where the construction activity would occur outside the Building Envelope. Those areas should not be included in either description. The construction fencing required should follow the alignment of the Natural Open Space Easement line. The Committee will require the construction area outside the Building Envelope to be returned as closely as possible to its original condition.

The required Natural Open Space Easement area as shown on the "Envelope Exhibit" on record with the City of Scottsdale must still be provided.

5.6. Debris and Trash Removal

Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight material packaging and other items shall be covered or weighted down to prevent their being blown off the construction site. Builders are prohibited from dumping, burying, or burning trash anywhere within Sonoran Sanctuary. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming a public eyesore or affecting other lots or any open space. Unsightly dirt, mud, or debris resulting from activity on each construction site shall be promptly removed and the general area cleaned up. Any clean-up costs incurred by the Design Review Committee or the Association in enforcing these requirements will be billed to the Owner. The contractor will be charged \$25 per piece of trash and debris that is picked up by the Sonoran Sanctuary Community Association. This fee will be deducted from the construction deposit.

5.7. Sanitary Facilities

Each Builder shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets or similar temporary toilet facilities shall be located only within the Building Envelope or in areas approved by the Sonoran Sanctuary design Review Committee. See Section 5.4 for the required submittal.

5.8. Vehicles and Parking Areas

Construction crews shall not park on, or otherwise use, other lots or any open space. Private and construction vehicles and machinery shall be parked only within the Building Envelope or along one side of the road so as not to inhibit traffic.

Each Builder shall be responsible for its subcontractors and suppliers obeying the speed limits posted within the development. Fines will be imposed against the Builder and/or its Builders Bond for repeated violations. Adhering to the speed limits shall be a condition included in the contract between the Builder and its subcontractors/suppliers.

5.9. Conservation of Landscaping Materials

Builders are advised that the Lots and open spaces of Sonoran Sanctuary contain valuable native plants and other natural features such as topsoil, rock outcroppings and boulders that should be absolutely protected during construction. The Sonoran Sanctuary philosophy of plant material conservation is based on the City's "Native Tree Preservation Regulations." The standards set forth therein shall be strictly followed.

5.10. Excavation Materials

Excess excavation materials must be hauled away from Sonoran Sanctuary.

5.11. Blasting

If any blasting is to occur, the Sonoran Sanctuary Design Review Committee must be informed far enough in advance to allow it to make such investigation it deems necessary to confirm that all appropriate protective measures have been taken prior to the blasting. Proper safety and protective actions shall be used. Blasting contractor to be liable for all blasting damage to any pre-existing structures within 1/2 mile of site. No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the Design Committee. Applicable governmental regulations concerning blasting must be observed.

5.12. Restoration or Repair of other Property Damages

Damage and scarring to other property resulting from construction operations, including, but not limited to, open space, other Lots, roads, driveways, concrete curbs and gutter, 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 Builder.

5.13. Miscellaneous and General Practices

All Owners will be absolutely responsible for the conduct and behavior of their agents, representatives, Builders, contractors, and subcontractors while on the premises of Sonoran

Sanctuary. The following practices are prohibited.

- a) Changing oil on any vehicle or equipment on the site itself or at any other location within Sonoran Sanctuary
- b) Allowing concrete suppliers, plasterers, painters, or any other subcontractor to clean their equipment other than at locations specifically designated for that purpose by the Sonoran Sanctuary Design Review Committee.
- c) Removing any rocks, plant material, topsoil, or similar items from any property of others within Sonoran Sanctuary, including other construction sites.
- d) Carrying any type of firearms within Sonoran Sanctuary.
- e) Using disposal methods or units other than those approved by the Design Committee.
- f) Careless disposal 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.
- g) Careless treatment or removal of any desert plant materials not previously approved for removal by the Design Review Committee.
- h) No pets, particularly dogs, may be brought into Sonoran Sanctuary by construction personnel. In the event of any violation hereof, the Design Review Committee, the Association, or Developer shall have the right to contact City or Maricopa County authorities to impound the pets, to refuse to permit the Builder or subcontractor involved to continue work on the project, or to take such other action as may be permitted by law, these Sonoran Sanctuary Design Guidelines, or the Declaration.
- i) Radios and other audio equipment playing music on construction sites at Sonoran Sanctuary are not permitted. This is to avoid impacting homeowners enjoying living at Sonoran Sanctuary.
- j) Catering trucks will not be permitted to use their horns; their schedules are routine enough for workers to be aware of break times. Also, trash generated by the purchase of items from these trucks and from construction practices generally should be contained and disposed of properly. Repeated problems with these requirements could result in the trucks being denied admittance to the property.
- k) Alcohol & Controlled substances- consumption or use by any construction personnel on a jobsite or within Sonoran Sanctuary is prohibited.

5.14. Construction Access

The only approved construction access during the time a Residence or other Improvement is under construction will be over the approved driveway for the Lot unless the Sonoran Sanctuary Design Review Committee approves an alternative access point. In no event shall more than one construction access be permitted onto any Lot.

The location of the construction entrance along with the standard procedures and operations of

the gate will be determined from time to time and issued to each Builder working within the development.

5.15. Dust and Noise

The Builder shall be responsible for controlling dust and noise from the construction site. Radios and other audio equipment playing music on construction sites at Sonoran Sanctuary are not permitted.

5.16. Construction Signage

Temporary construction signs shall be limited to one sign per site not to exceed six square feet of total surface area. The sign shall be free standing and its design within the Building Envelope and location shall be subject to disapproval by the Sonoran Sanctuary Design Review Committee.

In an effort to maintain the residential character of Sonoran Sanctuary and to minimize the visual clutter that unlimited construction signage can cause, the Design Review Committee will require all construction signs to meet the following criteria:

- a) Signs shall be single-faced, panel type, with a maximum area of 6 square feet. No additional signs may be attached to the main sign or be suspended below it.
- b) Only the following information may appear on a construction sign:
 - Builders name
 - Architect's name
 - Owners name or name of house (Desert Wind, etc.)
 - One phone number
- c) Information such as "For Sale", "Available" or similar language, or descriptive phrases such as "3-bedroom" may not appear on any construction sign.
- d) Colors of sign backgrounds should harmonize with the desert colors rather than sharply contrast with them. Letter colors should relate harmoniously with the background colors while providing sufficient contrast to enable the sign 20 feet away.
- e) Construction signs must be removed at the time the house is substantially complete or when the Design Review Committee directs the sign to be removed.

5.17. Daily Operation

The time of construction will be limited to the period from 6:00 AM until 5:30 PM Monday through Friday, and 7 AM until 5 PM on Saturday. NO construction operations may occur on Sundays, New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, and Christmas Day. Essentially quiet activities that do not involve heavy equipment or machinery may occur at other times subject to the review and approval of the Homeowners' Association. No personnel are to remain at the construction site after working hours.

APPENDIX A - DEFINITIONS

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

"Architect"	means a person appropriately licensed to practice architecture or landscape architecture in Arizona
"Association"	means the Sonoran Sanctuary Home Owners Association, as defined in the Declaration.
"Board"	means the Board of Directors of the Association.
"Builder"	means a person or entity engaged by an Owner for the purposes of constructing any Improvement on the Owner's Lot. The Builder and Owner may be the same person or entity.
"Building Envelope"	means that portion of a Lot, as described in <u>Section 3.1</u> , which encompasses the maximum allowable developable area of the Lot.
"City"	means the City of Scottsdale, Arizona, a municipal corporation of the State of Arizona.
"Compound"	means the grouping or clustering of two or more Lots, in accordance with the Declaration, into one replatted Lot with commonly owned amenities but individually owned Residences, not exceeding the same number of single-family dwellings as the number of Lots which are grouped.
"Declaration"	means the Declaration of Covenants, Conditions, Restrictions and Easements for Sonoran Sanctuary, as amended from time to time.
"Developer"	means The Developer defined in the Declaration.
"Excavation"	means any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock or other substance from a depth of more than 12 inches below the natural surface of the land, or any grading of the surface.
"Fill,"	means any addition of earth, rock or other materials to the surface of the land, which increases the natural elevation of such surface.
"Guest House"	means a structure, separate from the main Residence, having sleeping facilities for one or more guests.
"Guest Suite"	means sleeping facilities incorporated into the main Residence for the use of one or more guests.
"Improvement"	means any changes, alterations, or additions to a Lot, including any

Excavation, Fill, Residence or buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, hedges, poles, signs, and any structure or other Improvement of any type or kind.

- "Lot" means a subdivided Lot or other building site as shown on the plat of record for the various units in Sonoran Sanctuary.
- "Natural Area" means that portion of the natural desert, which must remain undisturbed, lying within a Lot but outside of the Building Envelope.
- "Natural Area Easement" means the easement required by the City to preserve the Natural Area of a Lot.
- "Owner" means the Owner (as defined in the Declaration) of a Lot. For the purposes herein, the Owner may act through his designated agent, provided that such agent is authorized in writing or by law to act in such capacity.
- "Sonoran Sanctuary Design Guidelines" means the restrictions, procedures and regulations relating to Sonoran Sanctuary only and set forth herein, as adopted and enforced by the Sonoran Sanctuary Design Review Committee, and as amended from time to time by it.
- "Sonoran Sanctuary Design Review Committee" means the Design Review Committee established pursuant to the Declaration.
- "Residence" means any building or buildings, including any garage or other accessory building used for residential purposes, constructed on a Lot, and any improvements constricted in connection therewith. Unless otherwise refined, 'Residence' shall mean a single-family residence
- "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.
- "Visible from Neighboring Property" means that an object or activity on a Lot which is or would be in any line of sight originating from any point six feet above any other property, including other Lots.

APPENDIX B — APPROVED PLANT LIST

The Sonoran Sanctuary Design Review Committee has found the plants included in the following list to be inherently compatible with the natural desert existing at Sonoran Sanctuary and encourages their use. Any species not contained herein may not be planted or installed within Sonoran Sanctuary without written approval from the Design Review Committee. All species of cacti are acceptable use within Phase One, as are any species of trees or shrubs not listed below which have been found to be indigenous to the Sonoran Sanctuary area.

Non-indigenous plant materials that normally reach a mature height greater than 20 feet may not be used in Sonoran Sanctuary.

TREES

Acacia abyssinica	Abysinnian Acacia
Acacia cavenia	
Acacia eburnia	Needle Acacia
Acacia farnesiana (smallii)	Sweet Acacia
Acacia occidentalis	
Acacia schaffneri	
Caesalpinia platyloba	Bird of Paradise
Canotia Holacantha	Crucifixion Thorn
Celtis pallida	Desert Hackberry
Celtis reticulata	Net Leaf Hackberry, Palo Blanco
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Littleleaf Palo Verde
Chilopsis linearis	Desert Willow, Desert Catalpa
Nicotiana glauca	Tree Tobacco
Olneya tesota	Ironwood
Pithecollobium bervefolium	Apes Earing
Pithecollobium flexicaule	Texas Ebony
Prosopis Alba	White Mesquite, Argentine Mesquite
Prosopis chilensis	Chilean Mesquite
Prosopis glandulosa	Honey Mesquite
Prosopis pubescens	Fremont Screwbean
Prosopis velutina	Velvet Mesquite

SHRUBS

Acacia aneuria	Mulfa
Acacia angustissima	Fem Acacia
Acacia constricta	White Thom Acacia
Acacia craspedocarpa	Leather Leaf Acacia
Acacia greggii	Catclaw Acacia
Aloysia lyciodes	White Brush
Aloysia wrightii	
Agave species	Century Plants
Ambrosia deltoidea	Bursage
Artemisia ludoviciana	Wormwood
Asclepias subulata	Desert Milkweed
Astragalus praelongus	Locoweed

Atriplex canescens
Atriplex lentiformis
Atriplex mulleri
Atriplex nummularia
Atriplex polycarpa
Atriplex rhagodioides
Atriplex torreyi
Berberis haematocarpa
Buddleia mamubifolia
Bursera fagaroides
Caesalpinia gilliesii
Caesalpinia Mexicana
Caesalpinia pulcherrima
Calliandra eriophylla
Cassia artemisioides
Cassia biflora
Cassia candoleana
Cassia circinnata
Cassia goldmanii
Cassia leptophylla
Cassia nemophylla
Cassia philodinea
Cassia wislizenii
Ceanothus greggii
Cercocarpus montanus
Cordia parvifolia
Crossosoma bigelovii
Dalea bicolor
Dalea formosa
Dalea pulchra
Dalea wislizeni
Encelia farinosa
Ephedra species
Ericameria laricifolia
Eriogonum fasciculatum
Eriogonum inflatum
Eriogonum wrightii
Eysenhardia polystachya
Fallugia paradoxa
Fouquieria splendens
Holacantha emoryi
Hyptis emoryi
Jatropha cardiophylla
Jojoba simmondsia
Juniperus monosperma
Justicia candicans
Justicia californica
Justicia ghiesbreghtiana
Larrea tridentata
Leucaena retusa

Four Wing Slat Bush
 Quail Bush

 Old Man Salt Bush
 Desert Salt Bush, Cattle Spinach

 Nevada Salt Bush
 Barberry
 Woolly Butterfly Bush, Summer Lilac
 Fragrant Bursera
 Yellow Bird of Paradise
 Mexican Poinciana
 Mexican Bird of Paradise
 Fairy Duster, False Mesquite
 Feathery Cassia
 Texas Cassia
 New Zealand Cassia

 Green Feathery Cassia
 Silver Cassia
 Shrubby Cassia
 Buckthorn
 Mountain Mohogany

 Bigelow Ragged Flower
 Indigo Bush
 Feather Dalea
 Gregg Dalea
 Indigo Bush
 Brittle Bush
 Momon Tea
 Tuprentine Bush
 Buckwheat
 Flat-topped Buckwheat
 Wrights Buckwheat
 Kidney Wood
 Apache Plume
 Ocotillo
 Crucifixion Thorn
 Desert Lavender
 Limber Bush
 Jojoba
 One-Seed Juniper
 Firecracker Bush
 Chuparosa
 Desert Honeysuckle
 Creosote Bush
 Gold Lead Ball Tree

Leucophyllum frutescens
Leucophyllum laevigatum
Lotus rigidus
Lycium andersonii
Lycium brevipes
Lycium fremontii
Maytenus phyllanthoides
Mimosa biuncifera
Mimosa dysocarpa
Nolina bigelovii
Nolina microcarpa
Quercus turbinella
Rhamnus californica
Rhamnus crocea
Rhus ovata
Rhus trilobata
Salvia chamyroides
Salvia greggii
Senecio salignus
Sophora arizonica
Sophora secundiflora
Tecoma stans
Tetracoccus hallii
Trixis californica
Viguiera deltoidea
Zizyphus obtusifolia

VINES

Cissus trifoliata
Antigonon leptopus
Clematis drummondii
Mascagania lilacina

GROUNDCOVERS

Acacia redolens
Dalea greggii
Verbena peruviana
Verbena pulchella

PERENNIALS

Baileya multiradiata
Castilleja chromosa
Dephium scaposum
Dichelostemma pulchellum
Dysodia porophylloides
Machaeranthera species

Texas Sage, Texas Ranger
 Chihuahuan Sage
 Desert Rock-Pea
 Anderson Thombush
 Thombush
 Wolfberry, Tomatillo
 Gutta Percha Mayten
 Catclaw
 Velvet Pod Mimosa
 Bigelow Nolina
 Bear Grass
 Shrub Oak
 Coffee Berry
 Redberry Buckthorn
 Mountain Laurel
 Lemonade Bush
 Blue Sage
 Texas Red Salvia
 Willow-Lead Groundsel
 Arizona Sophora
 Mescal Bean, Texas Mountain Laurel
 Arizona Yellow Bells

 Trixis
 Golden Eye
 Graythorn

Arizona Grape Ivy
 Coral Vine
 Old Man's Beard
 Lilac Orchid Vine

Trailing Acacia
 Trailing Smoke Bush
 Peruvian Verbena

Desert Marigold
 Indian Paint Brush
 Barestemmed Larkspur
 Blue-dick
 Dysodia
 Aster

Melampodium leucanthum
 Menodora scabra
 Mirabilis bigelovii
 Oenothera speciosa
 Penstemon eatoni
 Penstemon paryi
 Penstemon superbus
 Phlox tenuifolia
 Psilostrophe cooperi (tagetina)
 Salvia farinacea
 Senna covesii
 Senecio douglasii
 Sphaeralcea ambigua
 Tagetes lemmonii
 Verbena (Glandularia)
 Verbena gooddingii
 Verbena rigida
 Zauschneria latifolia

Blackfoot Daisy
 Menodora
 Wishbone Bush
 Evening Primrose
 Beard Tongue
 Beard Tongue
 Beard Tongue
 Phlox
 Paperflower
 Mealy Cup Sage
 Desert Senna
 Groundsel
 Globe Mallow
 Mt. Lemmon Marigold
 Vervain
 Goodding's Verbena
 Vervain
 Hummingbird Flower, California Fuchsia

ANNUALS

Amsinckia tessellate
 Cirsium neomexicanum
 Cryptantha species
 Datura meteloides
 Erigeron species
 Eriogonum deflexum
 Erodium cicutarium
 Erodium texanum
 Eschscholtzia mexicana
 Gilia flavocincta
 Lupinus concinnus
 Lupinus sparsiflorus
 Lupinus succulentus
 Lysinius concinnus
 Lysinius sparsiflorus
 Mentzelia species
 Oenothera species
 Plantago species
 Rafinesquia species
 Salvia columbariae

Fiddleneck
 Thistle
 Cryptantha
 Sacred Datura
 Fleabone Daisy
 Buckwheat Skeletonweed
 Filaree
 Filaree
 Mexican Poppy
 Gilia
 Lupine
 Lupine
 Lupine
 Lupine
 Lupine
 Stickleaf
 Evening Primrose
 Plantain
 Desert Chicory
 Chia

SUCCULENTS

Agave species
 Carnegiea gigantea
 Dasylirion wheeleri
 Echinocactus grusonii
 Echinocereus engelmannii

Century Plant
 Saguaro
 Desert Spoon
 Golden Barrel cactus
 Hedgehog Cactus

Ferocactus acanthodes	Compass Barrel
Hesperaloe parviflora	Coral Yucca
Mammillaria microcarpa	Fishhook pincusion
Opuntia acanthocarpa	Buckhorn Cholla
Opuntia basilaris	Beavertail Prickly Pear
Opuntia bigelovii	Teddy Bear Cholla
Opuntia engelmannii	Desert Prickly Pear
Opuntia fulgida	Chain Fruit Cholla
Opuntia leptocaulis	Desert Christmas Cholla
Opuntia violacea	Purple Prickly Pear
Yucca baccata	Banana Yucca
Yucca elata	Soaptree Yucco

HUDROMULCH SEED MIX

rate: pounds/AC

GRASSES

Shismus barbatus	Mediterranean Grass	0.5
Bouteloua gracilis	BlueGramma	1.0
Plantago insularis	Wooly Plaintain	1.0

TREES & SHRUBS

Ericameria laricifolia	Turpentine Bush	2.0
Eriogonum fasciculatum	Buckwheat	1.0
Cassia covesii	Desert Senna	1.0
Phaceliacompanularia	Bluebells	1.0
Ambrosia deltoidea	Bursage	1.0
Prosopis juliflora	Native Mesquite	5.0
Cercidium floridum	Blue Palo Verde	1.0
Escholtzia Mexicana	Mexican Poppy	1.0

LAWNS

Any grass except Common Bermuda Grass may be used in lawns. Lawns and irrigated ground covers will be limited in use to areas confined by walls or structures and may not be visible from natural desert areas.

MINERAL LANDSCAPE FEATURES / GROUND COVER

Boulders, mineral ground covers and similar features will be limited either to materials indigenous to Sonoran Sanctuary or to materials similar in color and appearance to indigenous materials. No white, pink or red colored mineral ground color will be permitted. Only a ground cover that is similar in color to neighboring properties will be approved.

APPENDIX C — PROHIBITED PLANT LIST

The following may not be planted or maintained anywhere in Sonoran Sanctuary.

1. Any species of tree or shrub whose mature height may reasonably be expected to exceed 18 feet, with the exception of those species specifically listed as approved by the Design Review Committee.
2. All Palms (*Palmae*) whose mature height may reasonably be expected to exceed 6 feet will be prohibited for aesthetic reasons as well as their high maintenance requirements. Dwarf varieties whose mature height may reasonably be expected to be less than 6 feet will be allowed only within the confines of a private garden.
3. All Pines (*Pinus*), Cypress (*Cupressus*), False Cypress (*Chamaecyparis*) I Juniper or Cedar (*Juniperus*) except those species specifically approved, whose mature height may reasonably be expected to exceed 6 feet will & prohibited for aesthetic reasons. Dwarf varieties, and those whose mature height may reasonably be expected to be less than 6 feet, may be used within the confines of a private garden.
4. Olive trees (*Olea europaea*) will be prohibited for reasons of their profuse production of allergy-producing pollen, as well as for aesthetic reasons. (as well as African Sumac and Mulberry)
5. Oleanders (*Nerium oleander*) and Thevetia (*Thevetia* species) will be prohibited for aesthetic reasons as well as for their profuse production of allergy-producing pollen. These poisonous plants will also be prohibited for their high maintenance requirements and excessive height.
6. Fountain Grass (*Pennisetum setaceum*) will be prohibited as a defined weed with the potential to spread throughout the development and also as a fire hazard.
7. All varieties of Citrus will be prohibited for aesthetic reasons and for their profuse production of allergy-producing pollen. Dwarf varieties are permissible within the confines of a private garden.
8. Common Bermuda Grass (*Cynodon dactylon*) will be prohibited as a defined weed
9. Mexican Palo Verde (*Parkinsonia aculeata*) will be prohibited as a harbinger of pests and because of its ability to spread throughout the development, thereby altering the present natural desert.
10. Eucalyptus

APPENDIX D — NATURAL AREA EASEMENTS

Areas required by the City to be designated as natural areas may occur on either commonly or privately held lands. In all cases, they must be legally secured to assure that they continue as a permanent feature of the landscape.

The intent is that natural areas be natural desert free from any Improvements and any scars resulting from construction. As long as the vegetation and land surface are not permanently damaged, it is possible to clean and trim in natural areas. Landscaping such areas is not allowed unless needed to repair vegetation that has been destroyed. This repair is the responsibility of the property Owner.

Each Lot Owner will be required to record a Natural Area Easement in the form required by the City.

APPENDIX E — APPROVED SLOPED ROOF MATERIALS

In order to minimize the visual impact of sloping roofs in Sonoran Sanctuary, no solid red or solid terra cotta color tile roofs will be permitted. The use of very deep and dark colors for roof materials will blend with the natural environment and minimize the bright effects of the direct sun. These guidelines further prohibit other bright colors. Tiles having a mottled appearance of tiles of an earth color, other than red, will be considered on a case-by-case basis.

The following roof materials and colors have been approved for use on any Lot in Sonoran Sanctuary:

- a) Two piece “Pinto” clay tile, machine extruded and handmade are both acceptable. The tiles may be mortar set at the designer’s option.
- b) Two piece “Barrel” tile in dark blended colors that meet the intent of the Guidelines
- c) Flat clay and concrete tiles with dark blended or variegated colors that meet the intent of the Guidelines
- d) Slate in dark blended colors that meet the intent of the Guidelines
- e) Standing seam copper with accelerated ‘dirty penny’ finish is acceptable. Shiny copper or vibrant green patinas are not permitted.
- f) Standing Seam Metal roofs in dark desert colors only. Only browns, dark grays and blacks will be permitted. Corrugated or Ribbed profiles are not permitted.

The following roof materials are not approved for use on any Lot in Sonoran Sanctuary:

- a) Asphalt Shingles
- b) One piece ‘S’ tiles
- c) Wood Shingles and Shake

It is not the intent of the Committee to limit choices to only these roof materials, patterns and colors. Anyone wishing to use another roof material, tile pattern, or color may submit samples to the Committee for consideration. The Committee will consider other roofing materials and may approve them if, in the opinion of the Committee, the proposed material meets the intent of these Guidelines.

APPENDIX F- APPROVAL CHECKLIST AND PROCESS

Summary of Design Review Process: (Major Projects)

Step 1: Pre-Design Meeting

Hire a design professional to review your lot and design program. Meet with the Design Review Committee to discuss proposed design solutions.

Step 2: Preliminary Submittal

Requirements:

- Application and Fee
- Civil Site Survey
- Architectural Site Plan
- Floor Plan
- Roof Plan
- Exterior Elevations
- Building Sections

Step 3: Construction Document Submittal

Requirements:

- Application and Fee
- Civil Site Plan
- Architectural Site Plan
- Floor Plan
- Roof Plan
- Exterior Elevations
- Building Sections
- Design Details
- Lighting Plan
- Landscape Plan
- Material Sample Board
- Construction Information

Step 4: Building Permit

Step 5: Pre-Construction Meeting

Step 6: On-Site Observations

Step 7: Project Completion Review

Major Projects include new home construction, and remodels to existing homes where significant changes are planned for the exterior of the home.

Summary of Design Review Process: (Minor Projects)

Step 1: Design Submittal

Requirements:

- Application and Fee
- Civil Site Plan
- Architectural Site Plan
- Floor Plan
- Roof Plan
- Exterior Elevations
- Building Sections
- Design Details
- Lighting Plan
- Landscape Plan
- Material Sample Board
- Construction Information

Step 2: Pre-Construction Meeting

Step 3: On-Site Observation

Step 4: Project Completion Review

Minor Projects include remodels to existing homes where only a portion of the home is affected. This may include minor additions to the home, the addition of a guest casita, changes to the site design or outdoor living areas, or other similar projects.

Summary of Design Review Process: (Maintenance)

Step 1: Design Request Submittal

Requirements:

- Application
- Supporting Documents

Step 2: Project Completion Review

Maintenance includes regular maintenance items that affect the exterior of the home, such as repair or replacement of flat roofs, repair or re-painting of exterior wall surfaces, window and/or door replacement (where the design is not the same as what is being replaced), the addition of an outdoor ornament or statue, landscape changes, and the addition of solar panels.

APPENDIX G: SONORAN SANCTUARY DESIGN REVIEW
REQUEST FOR PRE-DESIGN MEETING

Lot # _____ Date _____

Owner _____

Mailing Address _____

Phone _____

E-mail _____

Owner Signature _____

Architect _____

Mailing Address _____

Phone _____

E-mail _____

Please prepare and bring to the meeting:

One full-size and three half-size copies of a graphic explanation of the design concept.

The graphic submittal can be in any medium, but must be clearly labeled with pertinent information including the Lot number, name, address, and phone numbers of the owner and architect.

APPENDIX H: SONORAN SANCTUARY DESIGN REVIEW
APPLICATION FOR PRELIMINARY SUBMITTAL

Lot # _____ Date _____

Owner _____

Mailing Address _____

Phone _____

E-mail _____

Architect _____

Mailing Address _____

Phone _____

E-mail _____

This application will be considered complete only if the following are submitted:

1. \$4,000 Design Review Fee
2. 1 full-size and 3 half-size copies of each:
 - Civil Site Survey
 - Architectural Site Plan
 - Floor Plans & Roof Plan
 - Exterior Elevations
 - Building Sections
 - Landscape Zoning Diagram
 - Study Model
 - Staking Map if requested

Note: Approval and compliance with conditions is a pre-condition to filing an application for Final Submittal.

These design drawings have been prepared in accordance with the most recent copy of the Sonoran Sanctuary Design Guidelines. I agree to submit to the Committee additional information as the Committee may request.

Owner Signature _____

APPENDIX I: SONORAN SANCTUARY DESIGN REVIEW
APPLICATION FOR FINAL SUBMITTAL

Lot # _____ Date _____

Owner _____

Mailing Address _____

Phone _____

E-mail _____

Architect _____

Mailing Address _____

Phone _____

E-mail _____

This application will be considered complete only if the following are submitted:

1. \$10,000.00 Builder's Bond
2. 1 Full-size and 3 half-size copies of each:
Full Construction Document Set including:
 - Civil Site Grading and Drainage Plan
 - Architectural Site Plan
 - Floor Plans and Roof Plan
 - Exterior Elevations
 - Design Details
 - Building Sections
 - Landscape Plan
 - Lighting Plan
3. Material Samples
4. Hydrology Report
5. NAOS Exhibit
6. Native plant Salvage Plan
7. Construction Schedule
8. Construction Area Plan

Note: A Building Permit must be obtained from the City of Scottsdale and a Pre-Construction meeting must be held on site prior to commencement of construction.

These contract documents have been prepared in accordance with the most recent copy of the Sonoran Sanctuary Design Guidelines. I agree that construction may not commence until Approval of these drawings and a Pre-Construction meeting is held.

Owner Signature _____

APPENDIX J: SONORAN SANCTUARY DESIGN REVIEW
DESIGN SUBMITTAL FOR MINOR PROJECT

Lot # _____ Date _____

Owner _____

Mailing Address _____

Phone _____

E-mail _____

Contractor _____

Mailing Address _____

Phone _____

E-mail _____

This application will be considered complete only if the following are submitted:

1. \$750 Design Review Fee
2. \$5,000.00 Construction Deposit
3. 1 Full-size and 3 half-size copies of each:
 - o Civil Site Survey
 - o Architectural Site Plan
 - o Floor Plans & Roof Plan
 - o Exterior Elevations
 - o Design Details
 - o Building Sections
 - o Landscape Plan
 - o Lighting Plan
4. Material Samples
5. Construction Schedule
6. Construction Area Plan

Note: A Building Permit must be obtained from the City of Scottsdale and a Pre-Construction meeting must be held on site prior to commencement of construction.

These design drawings have been prepared in accordance with the most recent copy of the Sonoran Sanctuary Design Guidelines. I agree to submit to the Committee additional information as the Committee may request. I agree that construction may not commence until Approval of these drawings and a Pre-Construction meeting is held.

Owner Signature _____

APPENDIX K: SONORAN SANCTUARY DESIGN REVIEW
APPLICATION FOR MAINTENANCE

Lot # _____ Date _____

Owner _____

Mailing Address _____

Phone _____

E-mail _____

Request for _____

Description of work _____

Samples or Colors to be considered (attach paint samples or brochures as needed)

Homeowner agrees to comply with all applicable City and State laws, and to obtain all necessary permits. Approval by the Design Review Committee does not warrant or represent the workmanship or the quality of the alteration, addition, repair, installation, construction, change or other work, or that work conforms to any applicable building codes, or other federal, state or local law, statute, ordinance, rule or regulation.

I agree to submit to the Committee additional information as the Committee may request.

Owner Signature _____

APPENDIX L: SONORAN SANCTUARY DESIGN REVIEW FINE SCHEDULE

- New Home construction without approval
 - \$2,500 upon discovery, plus \$50/day starting 14 days after notification
- New Home construction before Pre-Construction Meeting
 - \$1,000 upon discovery, plus \$50/day starting 14 days after notification
- Minor Construction without approval
 - \$500 upon discovery, plus \$10/day starting 14 days after notification, and requires a design review for a minor project submittal of the change. If approval is not granted, the home must be changed back to the previous design.
- Construction material storage in street or cul-de-sac
 - \$500 upon discovery, plus \$25/day starting 14 days after notification
- Disturbance of site outside of construction fencing or building envelope
 - \$1,000 and disturbed area must be returned to its natural original state
- Noise from radio or other audio equipment
 - \$250
- Failure to Complete Completion Review prior to Occupancy
 - \$1,000 upon discovery, plus \$50/day starting 14 days after notification
- Trash and Debris picked up by the Sonoran Sanctuary Community Association
 - \$25 per piece of trash. The fee will be deducted from the construction deposit.
- Careless smoking and disposal of cigarettes
 - \$500
 - Cigarette butts found around the site will be considered trash and fined at \$25 per cigarette butt or discarded pack. The fee will be deducted from the construction deposit.
- Draining or backwash of pool
 - \$100 and cost of any damage caused from excess of water
- Prohibited plants
 - \$100 per plant and removal of plant