COMUNITY ASSOCIATION

PARCEL DESIGN CRITERIA

Approved by the Declarant and the Board of Directors
Updated October 2019

PLANNING AND DESIGN CONCEPTS
Project Introduction

Prescott Lakes combines the best of master planned community living and the Prescott lifestyle. The Community is meticulously planned offering a wide range of residential, recreational, and multi-use opportunities. The master plan ensures lasting community integrity and long-term value for Prescott Lakes property owners. Prescott Lakes offers a variety of neighborhood designs with unique characteristics, while maintaining the overall design integrity of the Community.

The purpose of the Parcel Design Criteria is to establish an effective control mechanism for the development of each parcel within the Prescott Lakes community.

Definitions

Capitalized terms not defined herein shall have the meaning as defined in the Declaration of Prescott Lakes.

"Master Developer" shall mean M3 Builders, L.L.C. and their designated representatives.

“City of Prescott Land Development Code” Shall refer to the resolution #3541 adopted via the amended ordinance #4716-1013 by the Prescott City Council on or about September 8, 2009.

"Declarant" shall mean PL Developer I L.L.C.

“Guidelines” shall mean the Prescott Lakes Residential Design Guidelines, as amended from time to time by the ARC and approved by the Board of Directors.

"Parcel" shall mean that parcel of property located within the Prescott Lakes master planned community, which the Parcel Developer is purchasing or has purchased from the Master Developer or its affiliates.

"Parcel Developer" shall mean the entity to develop a neighborhood Parcel within Prescott Lakes. This could include a semi-custom or production builder, or a developer of custom home lots.

"Prescott Lakes" shall mean that master planned community located in Prescott, Arizona. The community is comprised of approximately 1100 acres.

"Declaration" shall mean in all cases the "Declaration of Covenants, Conditions, and Restrictions for Prescott Lakes," pages 1 through 127, recorded in Yavapai County on February 17, 1999, and any future amendments.

"Project Engineer" shall mean the original engineer, Dean Lyon and Associates, Dean Lyon principal. 928-776-1750.

"Project Landscape Architect" shall mean the original architect, Greer/Pickett, Russ Creecy and Wendell Pickett principals. 602-222-8848.

“Reviewing Body” shall mean the Architectural Review Committee (“ARC”) established pursuant to Section 4.2(b) of the Declaration, and may include outside consultants to the Association.

“Open Space” shall mean all land, improvements, and other properties now or hereafter designated as such on the Plats, or the Declaration or the Association Rules.
“Residence” shall mean the building or buildings, including any garage, used for residential purposes constructed on a Unit, and any improvement or structure constructed in connection therewith. Unless otherwise defined, “Residence” shall mean single-family residence.

“Variance” shall mean an approval to make an alteration, addition or other change not normally permitted by the Architectural Guidelines.

**Streets**

Street layout shall utilize bends and cul-de-sac designs to minimize the traffic flow and encourage safety in neighborhoods. All street designs and construction specifications shall comply with all City of Prescott and Yavapai County regulations. On street parking shall comply with the Declaration, and may be allowed during the construction process with the approval of the Reviewing Body. All street sections must meet City of Prescott standards and approval processes.

**Grading**

Topography determines the plan; therefore, new grades shall keep as close to existing grades as possible and take into account grades of adjacent parcels and golf course. The disturbance to the soil profile can be serious, especially when the soil will be cut away and potentially change drainage patterns. Parcel Developers shall avoid unnecessary shallow cuts, shall control drainage and erosion, and consult with the Project Engineer regarding the master drainage and Parcel drainage requirements. All grading work will be done in accordance to the Land Development Code as established by the City of Prescott.

All grading adjacent to golf course envelopes shall be shaped and fine graded to embody the character of the golf hole, and to control drainage and minimize erosion onto the golf course.

**Drainage**

Drainage for Prescott Lakes has been master planned and will consist of surface and subsurface flows. Discharge locations and flows have been generally identified for each Parcel. Parcel Developers shall have a neighborhood specific drainage plan which shall be submitted to the Reviewing Body for approval prior to installation. Parcel Developers are not permitted to concentrate discharge or redirect to adjacent properties without written approval of the Reviewing Body. All drainage work must be done in accordance the City of Prescott’s Storm Water Management Plan and the Land Development Code.

**Walkways and Trails**

Prescott Lakes contains a system of walkways and trails that connect the different neighborhoods and community facilities within Prescott Lakes. These pedestrian and bicycle paths are an extension of Prescott's community wide trail system that connects regional facilities, parks, trails, schools, shopping, and employment centers.

Prescott Lakes encourages Parcel Developers to create a continuation of these systems through their respective neighborhoods. The Reviewing Body must approve all connections to this trail system from a Parcel.

**Fence and Wall Design**
Walls and fences provide an element of privacy and continuity throughout the development, but they can also create visual and physical barriers to a good community environment. The design objective for walls and fences within Prescott Lakes is to limit their impact by restricting solid walls to screen parking in multi-family projects and key public locations while utilizing view fences or no walls to the extent possible. All walls and fence types shall be reviewed and approved by the Reviewing Body. Entry walls, gates, property fencing, and individual lot fencing shall be located and noted on the Parcel Developer's preliminary plat, which shall be reviewed and approved by the Reviewing Body. Individual lot or parcel fencing shall be illustrated and provided to the Reviewing Body as to its designated locations and uses for interior, corner and back to back lot configurations.

The materials, colors and form of walls and fences shall be consistent with Prescott Lakes architectural and landscape elements, as well as the overall design theme. Therefore, wrought iron and other fences are encouraged to provide the project with the Prescott sense of place. When masonry walls are used, wall sections should incorporate wrought iron fencing to create view corridors. Colors for wrought iron and other fences should be consistent with colors used throughout the parcel development. Suggested colors are black, brown or rust, and shall be compatible with Residence design.

No wood (unless approved by the Reviewing Body) or chain link fences are allowed. No vinyl fencing is allowed, except the three-rail fencing around the exterior property line of the Prescott Lakes master planned community. Neighborhood perimeter fencing shall be consistent in design and materials along the rear property lines of all Lots within a specific neighborhood.

**Gated Entries**

Gated entries shall be reviewed and approved by the Reviewing Body. The Parcel Developer shall utilize stone facing and lettering which conform to the style and types being used in Prescott Lakes. The entry gate mechanism shall be the same mechanism used throughout the Prescott Lakes community for ease of entry by emergency personnel. The Association will provide the Parcel Developer with the subcontractor, make and model of the entry mechanism.

Gates for the entries shall be consistent in design and materials with existing gates within the Community. The Reviewing Body encourages gated communities to adopt a design theme for the entry gate and carry the theme throughout the community in the fencing and signage.

Gate layout and traffic configurations are subject to approval by the Reviewing Body and the City of Prescott.

**Landscape**

All landscape and re-vegetation plans shall be reviewed and approved by the Reviewing Body, in cooperation with the Land Management Advisory Committee. Landscape design at Prescott Lakes shall integrate the natural environment with the master planned community environment.

A list of approved native and non-native plants and trees for Prescott Lakes is attached as Exhibit “A”. The list is also contained in the Landscaping Community Wide Standards for
landscape and maintenance in Prescott Lakes. The overall objective of the landscape design guidelines is to promote integration of man-made and natural landscapes as they occur only within Prescott Lakes. Every attempt should be made to preserve the existing natural landscape to the greatest extent possible. Native trees should be salvaged and replanted onsite, wherever possible. When feasible, low water landscape design is encouraged.

Signage

All permanent and temporary neighborhood entry monuments will be installed by the Parcel Developer and must be consistent with the existing signage within Prescott Lakes (see Exhibit “H”). All signage within the Parcel, including identification, sales and directional signs will be the responsibility of the Parcel Developer and must be consistent with the Prescott Lakes Master Development. However, all signage designs within a Parcel must be submitted to the Reviewing Body for review and approval. The Association will provide the Parcel Developer with the Prescott Lakes master signage guidelines and design criteria upon request, also included herein as Exhibit “G”. Signage must also follow City of Prescott guidelines for visibility, placement and size.

Lighting

All Parcel lighting must conform to the local building codes and must be approved by the Reviewing Body prior to installation. All lighting located within a Parcel must be of a consistent design throughout, comply with City of Prescott Dark-Sky ordinances and conform to the character of the overall community of Prescott Lakes. No lighting will be permitted that is deemed obtrusive to adjacent Parcels by the Reviewing Body. Parcel Developer shall design structures to reasonably protect neighbors from exterior light glare (light pollution) which in turn detracts from Prescott Lakes’ night sky. Lighting shall be designed as concealed or shielded so owners may use lighting when receiving guests or circulating about the home. All light fixtures shall have a non-visible light source and therefore must be shielded, in accordance with the requirements of the Guidelines.

Building Heights

Building heights are calculated as the difference between the elevation of any major ridgeline and the existing grade directly below that point. In keeping with Prescott Lakes’ design philosophy, buildings constructed on natural lots must be grade adaptive by design and follow the natural contours and grade changes of the individual Unit. Existing grade of mass graded neighborhoods shall mean the final grade level of the completed pads.

It is important to understand these height criteria upon initiating architectural design, particularly on knoll and steep sloping lots, as detailed in the Guidelines.

Height Limits for Single Family Residential

No more than 1/3 of the Residence or other Improvements, except for chimneys, may exceed a height of 28'-0", with a maximum limit of 35'-0" above the existing natural grade. This height is measured vertically at any point of the Residence or Improvement to existing natural grade immediately below. Further details regarding height limits for individual residences are included in the Residential Guidelines.

Building Setbacks
All Parcel building setbacks must conform to the local building codes and must be approved by the Reviewing Body prior to installation. Neighborhoods platted as a Planned Area Development (PAD) have defined setbacks for each Lot.

Parking Setbacks
All parking shall be in conformance with the local building codes and must be approved by the Reviewing Body prior to construction. Each Neighborhood has specific setback requirements for both residence location and driveway/walkway encroachments. Prescott Lakes encourages allowing enough distance for vehicles to park. Guest parking areas shall be approved by the Reviewing Body, in accordance with the driveway requirements detailed on page 18 of these Criteria.

SITE PLANNING

GRADING AND RETAINING WALLS

Parcel Grading
Parcel grading shall create smooth slope transitions between graded pads and surrounding development. All grading is subject to approval under the City of Prescott Storm Water Prevention Program (SWPP).

Parcel Developers shall be responsible for meeting existing grade at all perimeter property lines of their Parcels. Buffer Zones will be created between Parcels and existing neighborhoods in conformance with local building codes, and subject to the prior approval of the Reviewing Body. The Buffer Zone, if needed, may be native open space, walls, fencing, landscaping, etc., and shall provide a distinct definition between the two separate parcels. If retaining walls are required between Parcels, the cost of design and construction shall be the responsibility of the Parcel Developer causing the retaining condition to occur. In the case where adjacent Parcel Developers require retaining walls, then both Parcel Developers shall share in the cost of design as well as the cost of construction on a pro-rated basis.

Grading shall be limited to the phase within each individual Parcel unless approved otherwise by the Reviewing Body. Fill placed against existing community walls is prohibited unless the wall is specifically designed to retain fill.

During the site grading process, the Reviewing Body shall be notified of any excess grading materials and may permit placement of the material within Prescott Lakes for temporary use. Excess excavation materials, after construction is complete, must be hauled away from Prescott Lakes.

All disturbed areas within (15) feet of the golf envelope(s) shall be hydro seeded or landscaped with the approved seed mix within (60) days after completion of grading of the Parcel to prevent erosion and runoff onto the golf envelope(s). No mass grading shall encroach onto the golf envelope(s) and all drainage shall be directed away from the golf course envelope and adjacent Parcels. Temporary swales or drainage diversions shall be
placed along the golf envelope in instances where the adjacent Parcel grading would cause channalized or sheet flow to go over the golf envelope(s).

In the event that the grading plan requires retaining walls, then the maximum retaining wall height shall be (6) feet high. In the event that a retaining wall is required higher than (6) feet, then the design shall incorporate multiple walls with a minimum of (5) feet landscape separation and maximum slope between wall of 3:1. Parcel Developers are encouraged to examine split-level residence designs and side yard retaining walls as a way to reduce severe grading impacts. In addition, they are required to adhere to federal and local accessibility codes with regard to maximum slope criteria, including driveway slopes.

All excavation and fill areas shall be sufficiently compacted (95% density or greater) to prevent erosion problems. Parcel Developers shall provide the Reviewing Body with copies of all geotechnical reports for the Parcel during mass grading. Testing shall be required for all embankment and road sections, in accordance with City requirements.

Blasting may not be undertaken without the Reviewing Body's written approval and will comply with all local blasting regulations. Notification of blasting schedules shall be given to surrounding Parcel Developers, surrounding properties and the Reviewing Body.

Lots shall be graded to drain all water away from buildings, adjacent Parcel(s) and golf envelope(s), where feasible. Slopes between or at lot lines interior to the Parcel shall not exceed 3:1 in slope unless approved in writing by the Reviewing Body with appropriate restrictions and conditions and 4:1 to 5:1 slopes are encouraged.

Grading for the development of individual site pads shall follow the contours of the existing underlying land form when possible. Slopes between individual pads shall not be greater than 3:1 and shall be stabilized.

**Grading Adjacent to Golf Course**

Parcel grading into the golf envelope(s) is prohibited without approval by both the Golf Club and Reviewing Body. A temporary silt fence and any other City of Prescott requirements for storm water management (including drainage wattles) shall be installed by the Parcel Developer at the grading limit line with the golf envelope(s) during construction. The Parcel Developer shall not remove said materials until completion of grading and approval of such. Any damage to the golf envelope(s) caused by construction activities within the Parcels shall be repaired at the Parcel Developer's expense. The Association shall have the right to lien the Parcel Developer's property or seek recourse against the Construction Deposit for repair and replacement costs as well as recourse to the Parcel Developer.

All disturbed areas within (15) feet of the golf course envelopes shall be hydro seeded with an approved Prescott Lakes seed mix or landscaped within (60) days after completion of grading of the Parcel.

**Retaining Walls**

When retaining walls are required, they shall be constructed of masonry and stone materials, in accordance with and approved by City of Prescott standards. The materials used
shall be consistent with those being used within the Prescott Lakes community and shall be approved by the Reviewing Body.

Maximum total vertical exposure of a retaining wall shall not exceed (6) feet, unless otherwise approved by the City of Prescott. Plantings may be required to soften the visual impact of the retaining wall. All material along with supplemental irrigation and landscaping placed in or near retaining walls will be subject to approval by the Reviewing Body and Land Management Advisory Committee. Parcel Developers shall not plant or place any landscaping material including supplemental irrigation within (5) feet of any retaining wall so as not to void or extinguish the manufacturer’s or installation contractor’s structural warranty.

**Slope Stabilization**

Slopes shall not exceed 3:1 (one-foot vertical to three feet horizontal) within Parcels without specific written approval from the Reviewing Body. All temporary slope banks shall be compacted and hydro seeded within (60) days of disturbance. Disturbed slopes shall be landscaped and irrigated with an automatic irrigation system and stabilized with erosion control mats, if necessary.

**PARCEL DRAINAGE**

**Community Drainage**

An overall master drainage concept was developed for Prescott Lakes by the Project Engineer. The Project Engineer has identified the location of potential easements and discharge points to the storm drain system for each Parcel and individual Neighborhood. Parcel developers must verify drainage easements and discharge points with the City of Prescott.

All drainage from a Developer Parcel shall be reviewed and approved by the Reviewing Body and shall be discharged or retained in accordance with city, state, county and federal standards. No disturbance shall occur within a designated Section 404 channel without the approval of the Reviewing Body and Army Corp of Engineers.

Drainage limits, the quantity of runoff, and point(s) of discharge for each Parcel was predetermined. Parcel and/or Neighborhood Developers must prepare a drainage study to reflect conformance to the community master drainage study. Deviations, as well as discharge locations or increased flows, will require addendums to the master study and will not be permitted without the approval of the Reviewing Body and the City of Prescott.

Onsite detention facilities may be required, depending upon the Parcel's final grading plan and site discharge. No drainage shall be directed across adjacent Parcels, golf envelope(s), streets or common areas without the written approval of the Reviewing Body and the City of Prescott.

**Rip Rap**

All Rip Rap material used to control erosion and drainage shall be approved by the Reviewing Body.
UTILITIES

General

All electric service, telephone, and cable television lines shall be located underground. Above-ground utility fixtures visible from public streets, including electric transformer switch and junction boxes, telephone switch and junction boxes, cable television switch and junction boxes, gas vents and valves, and irrigation controllers and valve boxes, shall be located within the Public Utilities Easement (PUE) as approved by the City of Prescott.

Entry features, walls, or landscaping shall be used to screen above-ground utility equipment installations wherever possible.

Concrete pads for all utility fixtures shall not be more than (6) inches above the adjoining ultimate finish grade.

Low pressure sewer systems (LPSS) may be required in specific neighborhoods. Please review details of the development requirements for each specific neighborhood.

COMMUNITY WALLS

Timing of Construction

The Parcel Developer must begin constructing the community designated perimeter walls within (90) days of completion of rough grading by the Parcel Developer and certification of grades and compaction (at the property line) by the Parcel Developer's engineer. The existing three rail fence and stone pillars represent the community perimeter fence. In the event a Parcel Developer wants to substitute an alternate fencing type for perimeter fencing, it must be approved by the Reviewing Body.

LANDSCAPE

LANDSCAPE CONCEPT

General

Prescott Lakes’ goal is the preservation of the unique character of the natural environment. It is imperative that development is responsive to these values while creating exciting and inspiring environments appropriate for a diversity of uses. Landscape designs must be presented to the Reviewing Body for approval.

Landscape design at Prescott Lakes shall integrate the built environment with the high country environment. The introduction of plant materials is limited to indigenous species found in the Prescott Lakes plant palette (Exhibit “A”) and native vegetation on site as provided in the Landscape Community Wide Standards. Landscape designs shall incorporate the use of water conservation methods.
PLANT MATERIAL

Size of Plant Material
Trees shall vary in size from 15 gallon to 84-inch box trees, with a good mix of all sizes. Shrubs are encouraged to vary from 5 to 15 gallon, with a variety of sizes used in the landscape design. Installation shall follow the plant density requirements as designated in the Landscape Community Wide Standards.

Landscape Densities
The suitability of particular plants for any position depends on drainage, acidity, and humus, as well as sunlight, moisture, and wind. The existing plant cover is undergoing succession and will change as grading occurs. Thus, it is rarely possible to preserve the native flora intact. At least in part, it must be reintroduced into the site with appropriate planting conditions.

Landscape densities should be adequate to promote re-vegetation of the site into its pre-development state.

All plant materials shall be selected from the Approved Plant List for Prescott Lakes, as attached as Exhibit “A”.

Other Materials
All disturbed slopes shall be landscaped after grading for erosion control in accordance Prescott Land Development Code along with Storm Water Drainage plans along with the landscape plans as approved by Reviewing Body.

Slopes shall be landscaped and irrigated in a manner (coverage, palette, etc.) consistent with the existing adjacent landscaping.

Other ground cover materials, such as boulders, decorative rock and hardscape elements are encouraged for inclusion in such designs, but must be approved by the Reviewing Body. Ground cover materials shall include the use of weed fabric or other approved method of weed control.

STREETSCAPE

General
The Streetscape is one of the most visible elements in a community. A consistent, well-designed Streetscape is one of the strongest cohesive features portraying the image of Prescott Lakes to the public. Variations in the Streetscape shall be used to add interest and variety to neighborhoods and to the overall sense of quality to the community.
**Design**

The Streetscape design shall provide a continuous landscaped canopy effect along all collector streets. Where generous areas within the right-of-way exist, the Streetscape should maintain an informal native plant arrangement consisting of trees, shrubs, groundcover, accents and perennials.

Trees along the street shall be used to encourage pedestrian activity by reinforcing, articulating, and adding scale to street edges. Tree canopies reduce the width of wide right-of-ways while trunks afford physical and visual separation between vehicles and pedestrians. Street trees also provide valuable shade and reduce glare for both pedestrians and motorist.

Landscape along primary roads should provide a strong sense of community identity with an emphasis on pedestrian usage.

Site planning techniques, such as combinations of reversed units, curvilinear streets, cul-de-sacs and variable front yard setbacks shall be used in the design of the Streetscape for each Neighborhood.

Building units are part of the Streetscape. It is encouraged that garages be positioned to reduce their visual impact on the street, with a preferred side-load design application. This will allow the active, visually interesting features of the house to dominate the Streetscape.

Grading, berming, decorative walls and/or vegetation shall be used to screen adjacent parking areas from view corridors along the golf course and public spaces.

The Streetscape design for front yards and internal collector streets shall follow the designs set forth in the Landscape Community Wide Standards.

**COMMUNITY OPEN SPACE**

**General**

The development of usable open space and pedestrian paths through Prescott Lakes is encouraged in all land use areas through creative grouping of buildings and careful site layouts. Distant and close-in view corridors shall be preserved wherever possible. Prescott Lakes encourages Parcel Developers to ensure any areas of Open Space comply with requirements of Firewise defensible space.

Natural topography and native vegetation shall be retained in community open space areas wherever possible. They should serve as natural buffers between neighborhoods and shall be enhanced wherever possible. In those cases where active recreational facilities are developed, the natural vegetation shall be used as a transition from active to passive recreational areas.

The transition between Open Space areas and other development shall be gradual, and not an abrupt delineation between open space and abutting properties. Similar to the landscape treatment at the edges of the golf course, efforts shall be made to minimize any landscape differentiation between Open Space and adjacent properties.
**Open Space Access**

Drainage corridors with a pedestrian walkway system are a critical element in the development of a community identity for Prescott Lakes. Parcel Developers shall provide both visual and physical access to the major corridors/open space areas as part of the site planning effort for their neighborhoods.

**Floodway**

The floodway areas shall be preserved as contiguous Open Space in order to function effectively as a natural drainage way and wildlife corridor. No disturbance shall be allowed to areas designated on the Parcel plat as Section 404 areas according to the Army Corp of Engineers.

**Parcel Open Space**

Landscape areas, exclusive of interior parking areas, perimeter parking screening, and front and side yards shall be installed by the Parcel Developer and shall comply with the designations of the Landscape Community Wide Standards.

**Amenity Area**

Amenity areas shall be landscaped in accordance with the Landscape Community Wide Standards, and must be approved by the Reviewing Body.

**IRRIGATION**

**Design Intent**

Prescott's climate conditions create a moderate environment for a variety of plant materials. It is essential for the landscape irrigation system to continue to adapt to current technology and installation methods in both product application and system design, to effectively accommodate the soil conditions, wind velocities, temperatures, and humidity factor of Prescott.

Automatic irrigation systems that are water efficient and low maintenance are required for all planting areas. The latest technologies for irrigation systems shall be incorporated into all system designs, incorporating water conservation and efficient installation methods.

**Water Usage**

The area to be served by the irrigation system shall be evaluated for its peak demand water requirements. Landscape and irrigation system design must be coordinated to minimize water usage and maximize water conservation. Parcel Developers shall prepare and provide the Association with a water budget for landscaped Common Areas.

**Water Conservation**

Prescott Lakes encourages designs which incorporate water conservation methods, including irrigations system design and limiting turf areas. The use of native plants and rainwater harvesting are also encouraged.
**Irrigation Design**

All drip irrigation systems shall be designed in conjunction with landscape planting, with separate valves for trees and plants, and must conform to the following:

Drip irrigation is required for all plants one (1) quart and larger, unless otherwise approved by Prescott Lakes.

Drip irrigation systems must be designed to provide for water demand of plant materials at one (1) year maturity (15 gal. and smaller) in addition to establishment requirements. Trees (15 gallon and larger) must be designed to provide for three (3) year maturity water requirements. Emitter quantities shall be proportioned to the initial root size at installation, with hydraulic provisions made for the stated maturity demand.

Areas requiring overhead spray shall be minimized and shall be restricted to turf and groundcover beds.

**Zoning**

Overhead and drip irrigation systems must be zoned for exposure, topography, and varying water requirements of plant material, in addition to hydraulic limitations. At a minimum, the irrigation design shall account for varying precipitation rates and/or watering depth or schedule requirements.

**Water Application**

All irrigation systems for project Common Areas shall utilize solid state electronic, micro processor controllers capable of a minimum of three (3) operating programs and four (4) start times per program. Additional repeat capabilities are desirable. Incorporation of rain sensor technologies is also encouraged.

All zones shall be activated by an electric control valve that is compatible with the control system manufacturer. All control valves must be capable of adjustment to the proper zone operating pressure through flow control or an attached pressure regulator.

Control valve or pressure regulating assemblies on all overhead spray and rotor zones shall be adjusted to the designed operating pressure. Similar fine tuning adjustments shall be performed on all drip irrigation zones.

All arcs shall be adjusted as necessary to prevent direct spray on any roadways, walkways, structures, or paved surfaces, as well as overthrow into any planting bed that is drip irrigated. Head nozzles and arc patterns shall be changed as required.

**DESIGN CRITERIA**

**Purpose and Applicability**

The purpose of the Design Criteria set forth below is to foster variety and design creativity within a consistent context for all projects in Prescott Lakes. They are intended to guide product design, planning, and construction by Parcel Developers within this community.
**General**

All architecture must be consistent within the context of the Prescott Lakes community. All architectural styles must promote quality design standards and current building technologies.

**ARCHITECTURE THEME**

**Architecture**

Buildings designed for Prescott Lakes shall embody and reflect the historical character that is unique in Prescott and Prescott Lakes. The Guidelines are not intended to define a homogenous style, but rather outline specific concepts to be followed throughout the design process.

All buildings within Prescott Lakes shall be designed with respect to the existing topographic character of a Parcel. Natural materials, such as wood and stone, shall be incorporated into the design of the buildings.

The overall objective of the Guidelines is to promote the traditional architectural ambiance of Prescott that creates a front porch country setting, warm, friendly and comfortable, while maintaining an environmental relationship with the site. All sides of buildings should be considered balanced in terms of detailing and design. Contemporary applications and current building materials and technologies will be considered on a case by case basis.

The Guidelines shall be used to further define guidelines for specific single family residence applications. Each Prescott Lakes neighborhood may have unique design themes, within the overall design intent of Prescott Lakes, specific to each neighborhood, and will be detailed in the Guidelines.

The following architectural styles are prohibited simply because they are not conducive to the theme and architectural style of Prescott Lakes:

- Flat roof Santa Fe
- Mission
- Adobe
- Log Cabin
- Tudor
- Geodesic Dome
- Ultra Modern
- International

*All Parcel Developers must submit designs to the Reviewing Body for review and approval.*

**BUILDING ELEVATIONS**

**Front Elevations**

All windows shall be recessed from the wall elevation and the extent of the recess shall be reasonably determined by the Reviewing Body appropriate for the mass. Pop outs may be considered in place of the recessed windows and must be approved by the Reviewing Body.

Adjoining and facing building facades are required to have variations in elevation design and color scheme.
**Side Elevations**

Side elevations adjacent to streets and Open Space shall provide recessed or popped-out principal windows as well as architectural treatments consistent with the front elevation. All openings on such side elevations shall also be trimmed. Design elements shall be consistent along all sides of the Residence.

**Rear Elevations**

Rear elevations adjacent to streets and Open Space shall provide recessed or popped-out principal windows as well as architectural treatments consistent with the front elevation. All openings on such rear elevations shall also be trimmed.

Any variations from the above will require written approval from the Reviewing Body.

**Golf Course Lots**

Properties adjacent to the golf course or backing the golf course shall be held to higher architectural standards, inclusive of increased stone requirements, window details, exterior materials and fencing applications. Increased golf course lot standards are to be enforced, regardless of any neighborhood specific requirements, for all homes contiguous to or adjacent to the golf course throughout all neighborhoods within Prescott Lakes. Further golf course Lot design requirements are designated in the Guidelines.

**Massing**

Massing refers to the "boxiness" of a building. One story elements and second floor setbacks are preferred for building elevations adjacent to any street, and community or common open space. When the building program requires two story walls, recessed or popped-out openings are required in such locations.

Long, straight wall runs are to be avoided, and require “offsets” to break up the wall plane, as detailed in the Guidelines. Blank wall areas shall also require architectural or landscaping relief.

**CHARACTER ELEMENTS**

**Materials Palette**

All surface treatments and materials shall be designed to appear as an integral part of the design, and not merely applied. All materials shall wrap columns, porches, or balconies in their entirety. Encouraged siding materials within Prescott Lakes are exposed cedar, redwood or hardy board siding or smooth finish stucco (stone product must be used as an accent material) with stone masonry accents. A minimum percentage of the exterior wall surface must be stone, native rock or select “cultured” rock when stucco is used as a dominant siding material.

Material changes should occur at inside corners. Materials applied to any elevation shall turn the corner of the building a full (2) feet before terminating. Exterior wall surfaces are required to have consistent design on all four sides of the residence.
At raised footing conditions, siding materials shall be continued down to within 24” of finished grade. Stem walls exposed up to 24” above finished grade must have smooth finish stucco or a mortar wash, and be painted to match the Residence. Stone should continue to within 4” of landscaping.

Parcel Developers are required to reinforce the architectural character of Prescott Lakes through the use of color and materials. A minimum of four (4) exterior colors are required for each proposed home (which may include exterior surface materials, roof, stone, body and trim color) in the Parcel Development and unless otherwise approved by the Reviewing Body a minimum of four color schemes for the Parcel Development is required to create interesting neighborhood street scenes. The placement of colors on the residence are subject to the Reviewing Body review and approval.

**Colors**

Exterior wall colors shall be in harmony with the surrounding landscape and should coordinate with other building materials. All colors must be of a light reflective value (LRV) between 15-60 and are subject to the Reviewing Body's prior written approval. Trim and accent color LRV variations may be considered within the specific design style of the Residence. A minimum of two (2) exterior colors on each Residence is required, with a maximum of four (4) colors allowed.

**Roofs**

Pitched roofs with a variety in rooflines are required to avoid a common roofline along project streets. Rooflines of adjoining buildings are required to vary ridge heights, vary direction of gables, and blend roof forms. Flat concrete tile and “high definition” or “high profile” architectural shingles are suggested materials; however, each Parcel Development must have Reviewing Body approval. Mechanical equipment is required to be installed on the ground.

Solar applications are welcome and encouraged in Prescott Lakes, and shall comply with all current federal and state regulations, along with the requirements of the Residential Design Guidelines.

**Garages**

Side-loaded or rear-lot garage locations are preferred for site and architectural design. If the garage is loaded from the front, it should be recessed behind the front elevation of the building, based on the specific requirements of each individual Neighborhood. Where used, garage doors shall be recessed a minimum of 8”. Recreational Vehicle garages are not permitted in Prescott Lakes.

**Garage Doors**

Garage doors shall be wood or metal roll-up type. Horizontal sliding doors are not allowed. All garage doors shall be painted or stained to match the approved color scheme of the Residence. Wood overhead swing doors are not permitted. Garage doors are not to exceed 8 feet in height.
Garage door windows are permitted, but must relate to residential architecture and possess similar mullion and frame detail. Door lights shall be rectangular or simple shapes. Elaborate or multi-panel lights are not permitted.

**Porches and Decks**

Porches are an important design element to the Prescott Lakes theme, the design of which shall be consistent and therefore fit with the overall architecture of the home. Any front porch must be covered and should extrude out away from the front wall elevation, so as to create a "porch feel" and not just a recessed enclave created by an extenuation of the truss system, and as such, alleviate a straight line across the front of the house. All porches must relate to the home's building materials. All front porch areas need to be painted the same colors as the home. All porch supports must be cased columns of stucco, wood, or stone and a size (cross-section) that is in proper proportion to its height. Portions of railing may be wood, wrought iron or anodized metal. Any variations in the Parcel Developer's residential design must have the Reviewing Body's approval.

Rear deck and patio areas will be premium spaces and integration with architecture will be required.

All rear exterior deck columns must be surfaced with stone masonry materials from finish grade up to the deck floor. Stone materials are encouraged to extend to the top of deck railing or up to the roof structure. Any rear deck posts or columns that are (12) feet or less in height must be at least 16" x 16" square. Those columns which extend to (22) feet must be at least 24" x 24" square for the first (12) feet and 16" x 16" square for the remaining (10) feet. A 12” solid wood post may be used above a stone masonry column base. No decks are permitted to exceed (22) feet in height, unless otherwise approved by the Reviewing Body.

Porches or decks that are on a sloping side of the lot must be an extension of the floor construction in a Residence so that 'stilt' construction can be avoided. All final designs are subject to Reviewing Body approval.

**Fireplaces**

All constructed fireplaces, fire pits and outdoor kitchens at Prescott Lakes must be gas, and must be approved by the Environmental Protection Agency (EPA) in accordance with the City of Prescott's standards for particulate emissions. Wood burning fireplaces, fire pits and outdoor kitchens are prohibited. The use of rock or stone on the exterior of fireplaces is mandatory unless otherwise approved by the Reviewing Body. Final design of all fireplaces is subject to approval by the Reviewing Body.

When a fireplace direct vent is extended through the roof, it is mandatory that a chimney chase be built to screen the direct vent pipe and must be veneered with a masonry product to match the existing masonry product on the residence, i.e., mailbox, deck pillars, etc. A shroud cap must be installed on top of the chase to screen the vent cap and should blend with the masonry product of the chimney chase. If the owner chooses to incase any other roof vent, i.e., furnace, water heater, the same restrictions apply and are subject to approval by the Reviewing Body.
Note: *The height of the chimney will vary per the design of the roof slope and size of the house. All chimney designs must be submitted to the Reviewing Body for review and approval.*

If the fireplace sets adjacent to an external wall, the vent may penetrate the wall if the vent is not visible from the general public or golf course and must be painted the same color as the exterior wall.

**Mailboxes**

The Reviewing Body recommends individual mailboxes on all single family detached residences in lieu of “cluster” or grouped boxes. Parcel Developer must obtain approval from the Reviewing Body if planning to utilize a “cluster” type mailbox.

If “cluster” type mailboxes are used, they must be site built structures, incorporating roof structures and overhangs, gutters systems, lighting, and stone accents. A concrete pad should be included in the design. All specifications shall be in accordance with United States Postal Service regulations.

Individual mailboxes, if used, must be incorporated as part of the Residence in regards to materials and colors and must be approved by the Reviewing Body. Address numbers must be (4) inches in height and black or bronze in color. Said address numbers may also be affixed to the Unit's front porch, to be illuminated by the front porch light. Fabrication and installation are at the Owner's expense. The numbers affixed to the front porch are to be (4) inches in height and either black or bronze to match the exterior light fixture. No additional address signage of any kind will be permitted.

Mailbox and address structures shall conform to the design specifications as outlined in Exhibit “F”. The sidewalk can be no more than (4) feet from the base of the mailbox. Exterior of mailbox is to be masonry product to match stone, native rock, or "cultured" rock used on the Residence. No stucco mailboxes will be approved. Mailbox lights will be allowed for safety purposes only with the following specifications. No lights are allowed on top of the mailboxes. Lights must consist of non-reflective material, with a shielded light source, and may not exceed (12) square inches (3” x 4”) in size. Lights should be located on the side of the mailbox, 18” or less from the ground and adjacent to the sidewalk. Lights shall project downward and shall not exceed 25 watts (or 250 lumens) per light.

**Driveways**

Driveways shall be a maximum of 20’ wide, including flares, or 16’ wide not including flares, at the curb or street transition extending to the building. Only one vehicular entrance to each single family lot is permitted. The driveway shall be a minimum length of 22’ from the Residence garage to the curb/sidewalk.

Provision for two (2) off street parking spaces within the Buildings Envelope is required.

Driveways shall be constructed of cobblestone, brick or concrete pavers, integrally colored concrete or exposed aggregate concrete.
Concrete driveways inclusive from street curb to garage must be a color identical to the concrete of the curb and gutter for each respective Neighborhood.

**Signs**

Temporary development and marketing sign (s) will be allowed for Parcel Development. Signs shall not be permitted at any time unless approved in writing by the Reviewing Body. Attached in Exhibit “G” is an example of the recommended Parcel Developer signage. Parcel Developers are required to submit proposed design and location (s) to the Reviewing Body prior to installation, no exceptions.

### IMPLEMENTATION OVERVIEW

### CONSTRUCTION CRITERIA

**General**

In order to assure that damage does not occur during construction, the following construction regulations (“Regulations”) shall apply to any and all work performed on a Parcel. The City of Prescott Building Codes, the Uniform Building Code, and any other applicable Governing Authority and these guidelines shall bind all Parcel Developers. Any violation of these Regulations by a Parcel Developer shall be deemed to be a construction violation by the Owner of the Parcel, and subject to enforcement.

Prior to commencing construction, the Parcel Developer shall meet with the Reviewing Body to review these regulations and construction procedures and to coordinate construction activities. The Residential Design Guidelines will also be provided to the Parcel Developer.

All Parcel Developers shall comply with the regulations of any Governing Authority, as well as all applicable Occupational Safety and Health Act regulations and guidelines (OSHA).

Any Parcel Developer who desires to bring a construction trailer, field office or like onto the Parcel shall first apply for and obtain written approval from the Reviewing Body. The trailer must be an acceptable color and have no signage, unless approved by the Reviewing Body. To obtain such approval, Parcel Developer shall submit a copy of the architect's site plan with proposed locations of the construction trailer or field office, type and size of any screen fencing, parking lot and the animal proof trash receptacle noted thereon, all within the Parcel. The parking area for the temporary construction office shall be covered with 1 inch of 1/2-inch minus granite. Such temporary structures shall be removed upon completion of construction of the model homes or commercial development. The Reviewing Body shall approve the trash receptacle.

**Parcel and Construction Deposits**

The Parcel Developer shall provide the Association via the Reviewing Body with a Parcel Deposit (each, a “deposit” and collectively the “Deposits”) in the form of a financial instrument acceptable to the Reviewing Body, equal to 110% of the costs for landscaping, entry features,
perimeter walls, cluster mailboxes (if used) and community open space features within the phase of the Parcel being constructed. The deposit amount shall be determined by executed agreements with contractors or as reasonably established by the Reviewing Body. The Deposit will be released upon completion of the installation of the aforementioned items to the satisfaction of the Association along with the receipt from the City of Prescott of the improvements within the phase or phases of the Parcel. Such Deposit shall be placed with the Reviewing Body on or before the start of construction of any phase within the Parcel.

The Parcel Developer shall also provide the Association via the Reviewing Body, a Construction Deposit in the amount of $10,000 for construction regulation compliance.

The Association may use, apply, or retain any part of the Deposits to defray expenses for damage to Association property that occur in connection with construction activity. The Deposits may also be used for payment of any outstanding fines for violations of the governing documents of the Association in connection with the construction activity, or for the cost of conducting additional inspections. If the Association uses funds from the Deposits for the above-described purposes, the Association shall inform the Parcel Developer of such use. In this event, the Parcel Developer shall reimburse that portion of the amount expended so that the Deposits are restored to their original amount. All construction activity shall be halted until the Parcel Developer has complied with this requirement.

The Parcel Developer shall have no right to demand return of a Deposit and the Association shall have no obligation to pay over a Deposit until 30 days after the Association has accepted in writing that all construction is complete to its satisfaction. At that point, the Parcel Developer shall be entitled to receive the current amount of the Deposits without any interest thereon.

If the Parcel Developer fails to rectify the discrepancies in construction identified by the Reviewing Body within the time period designated by the Reviewing Body, or if all construction activity is not completed within the required time period after being commenced or construction activity ceases for a period of nine (9) months or more, whichever occurs first, then the Deposits will be forfeited. If the Parcel Developer conveys ownership of the Parcel to a new Parcel Developer prior to completing all work to the satisfaction of the Association as evidenced in writing, then the new Parcel Developer must deliver a new set of Deposits to the Reviewing Body and the existing Deposits will be returned to the original Parcel Developer, assuming that no forfeiture of the existing Deposits has taken place.

**Debris and Trash Removal**

Parcel Developer 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. In no case may debris and trash be allowed to exceed the top of the dumpster. Lightweight materials, packaging, and other items shall be covered or weighted down to prevent their being blown off the construction site. Parcel Developer is required to retrieve promptly all trash and debris blown onto neighboring properties.

Parcel Developer is prohibited from dumping, burying or burning trash anywhere within the properties. During the construction period, each construction site shall be kept neat and clean.
and shall be properly policed to prevent it from becoming an eyesore or affecting other Parcels, adjacent properties or any open space.

Mud and dirt dragged from the construction site onto the paved streets of the Prescott Lakes, whether caused by the Parcel Developer or any of its subcontractors or suppliers, shall be promptly removed and cleaned by the Parcel Developer. Failure to comply with this section will result in a fine being levied by the Reviewing Body and/or the violation otherwise remedied by the Reviewing Body and billed to the Parcel Developer. In either case, the fine or cost ofremedying the violation shall be charged against the Construction Deposit if not promptly paid.

**Sanitary Facilities**

Each Builder shall be responsible for providing adequate sanitary facilities for the Parcel Developer's construction workers. Portable toilets shall be located only within the Parcel or in an area approved by the Reviewing Body and shall be of colors compatible with the surrounding environment.

**Vehicles and Parking Areas**

Construction crews shall not park on or otherwise use, other properties or any open space, unless approved in writing by the Reviewing Body. Private and construction vehicles and machinery shall be parked only within the Parcel or in areas designated by the Reviewing Body. All vehicles shall be parked so as not to inhibit traffic.

Each Parcel Developer shall be responsible for assuring that its subcontractors and suppliers obey the speed limits posted with Prescott Lakes and the Parcel. Fines will be imposed against the Parcel Developer and/or its Deposits for repeated violations. Adhering to the speed limits shall be a condition included in the contract between the Parcel Developer and its subcontractors and suppliers. Repeat offenders will be denied future access to the Parcel and Prescott Lakes.

The visual impact of parking areas at any temporary construction trailer or site shall be reduced by low walls, landscaping, hedges, berming and planter islands.

Parking lots for sales offices shall be broken up with planted islands that shall be landscaped with trees, shrubs, and groundcover.

**Blasting**

If any blasting or impact digging is to occur, the Parcel Developer must first provide notice to the Reviewing Body. No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the Reviewing Body.

Applicable governmental regulations concerning blasting must be observed. The Reviewing Body shall have no liability for the blasting or for any damage or injury caused thereby.
Excavation Materials

Excess excavation materials must be hauled away from the Parcel upon completion of construction of that phase. Notice of any excess material must be given to the Reviewing Body and the Reviewing Body shall have the right to the placement of the material at a designated location within Prescott Lakes. In the event the Reviewing Body does not want the material, then the Parcel Developer shall remove the material from Prescott Lakes. Failure to do so shall result in the Reviewing Body removing the material and charging the expense against the offender's Construction Deposit.

A Parcel Developer may designate a specific area or Lot within a Parcel, during construction, for the storage and use of site materials, with approval by the Reviewing Body. All debris and materials shall be removed at the completion of construction.

Restoration or Repair of Other Property Damages

Damage and scarring of any property outside the Parcel will not be permitted. If any such damage occurs, it must be promptly repaired and/or restored to its original condition by the Parcel Developer at its expense. In the event the Parcel Developer fails to restore or repair the damaged area, the Reviewing Body may repair the area and impose the expense as a charge against the Construction Deposit. In the event of default by the Parcel Developer in meeting these obligations, or the Construction Deposit is insufficient to meet the obligation, the Reviewing Body shall have the right to record a lien against the Parcel until paid.

Construction Access

The location of Parcel's main construction entrance will be determined by the Parcel Developer and Reviewing Body prior to the commencement of construction. The Parcel Developer shall be responsible for assuring that only its employees, suppliers, subcontractors and agents use the construction entrance.

Dust, Mud and Noise

Each Parcel Developer shall be responsible for controlling dust, mud and noise, including, without limitation, music from the construction site.

Daily Operation

Daily working hours for each construction site shall be consistent with local zoning ordinances but not to exceed the following:

Monday - Saturday  7 AM to 6 PM

No construction is permitted on Sundays and designated holidays without approval of the Reviewing Body.

Construction hours are subject to change and will be determined by the Reviewing Body from time to time. Once construction hours have ended, no work shall take place on any site.
DESIGN REVIEW

Design Review Process
The review process for Parcel Development is divided into the following stages:

- Conceptual Design Review
- Preliminary Plan Review
- Final Plan Review
- Construction Monitoring
- Final Inspection

Conceptual Design Review
To initiate the review and approval process, the Parcel Developer shall meet with the Reviewing Body (which may include an on-site meeting to review the parcel) to discuss the proposed building product and to explore and resolve any questions regarding development requirements and constraints or interpretation of the Architectural Design Guidelines. The conceptual design review should take place prior to the submitting to the City any plan or the preparation of any detailed drawings. This informal review meeting is recommended to review the design concept, direction, and character of the proposed development. This interface is intended to clearly communicate the process and the expectations of the Association as it relates to the development. The Parcel Developer shall provide a grading and drainage plan and a preliminary plat/site plan that shall include, but is not limited to, depicting; buffer areas, streets, drainage easements, common areas, Lot lines and setbacks. The Parcel Developer shall also provide the Reviewing Body with conceptual plans for the vertical construction themes of the residential home product. The Reviewing Body will prepare a brief letter to Parcel Developer summarizing any direction provided at the meeting to assist in the preparation of detailed drawings and to document any proposed design features that were indicated to be unacceptable. The Parcel Developer shall not consider the Conceptual Stage as project approval. Refer to Exhibit “K” for specific requirements of each neighborhood in Prescott Lakes.

Preliminary Plan Review
The Parcel Developer shall re-submit the Preliminary Plat/site plan based on the commentary provided by the Reviewing Body. Preliminary drawings and all of the exhibits outlined below shall be submitted to the Reviewing Body per Article IV of the Declaration. The Application for Preliminary Plan Review for this phase is attached as Exhibit "B". The entire non-refundable Review Fee as listed below must be submitted with the preliminary drawings.

Preliminary Submittals shall include:

1. **A site plan** at a scale no less than 1" = 20' on a 24" x 36" or a 30" x 42" sheet showing the locations and areas of the lots and setbacks, common area tracts, easements, walls, and fences. A grading and drainage plan for the site, including existing and proposed contours at two (2) foot intervals, topographic features such as washes, rock outcroppings, and locations of existing trees, including
identification of every tree with a diameter of 4" or more at a height of 18" above grade, and other major plants to be retained or removed.

2. **A survey**, at the same scale as the site plan, showing the parcel boundaries and dimensions.

3. Such other information, data, and drawings as may be reasonably requested, including without limitation, information concerning irrigation systems, lighting, entry gates, monuments, mailboxes (if “cluster” type), private streets, walls, fences, landscaping and other features. As requested, the Parcel Developer shall provide preliminary staking at such other locations as the Reviewing Body may request. The staking will be at such heights as may be necessary to indicate proposed elevations.

4. The Parcel Developer agrees to remain current on all assessments levied against the parcel(s) being developed. Furthermore, the Parcel Developer agrees that no assessment payments shall become delinquent at any given time throughout development of the parcel. Upon notification from the Prescott Lakes Community Association Board of Directors of existing delinquency, the Reviewing Body may halt construction until delinquencies are paid in full. (See Exhibit “B (a)’)

The Reviewing Body may request additional information or clarification of the information provided as it deems appropriate, and shall provide a written response to the Preliminary Plan within (30) days of its receipt of all required plans, information, and material, clearly indicating any changes that would be mandatory in order to obtain final approval. Incomplete packages will not be reviewed and all copies will be returned to the Parcel Developer. **Parcel Developer shall not submit the Preliminary Plat to the City of Prescott for consideration until approved by the Reviewing Body.**

**Final Plan Review**

After preliminary approval is obtained, the following documents shall be submitted to the Reviewing Body, with all modifications following the preliminary submittal highlighted, for final approval in accordance with Article IV of the Declaration.

The required application for this phase, including directions for submittal, is the Application for Final Plan Review, attached as Exhibit “C”. **Final Submittals shall include:**

1. Final Plat
2. Draft Supplemental Declaration
3. Draft Public Report
4. Detailed Landscaping Plan prepared by a professional landscape contractor or architect which depicts all improvements planned for all common area tracts including:
   (a) Drainage improvements
   (b) Hardscape
   (c) Rock or other ground cover materials
   (d) Plant & Trees installations with locations consistent with the Landscaping Community Wide Standards.
   (e) Proposal plant/tree densities
(f) Slope treatments
(g) Irrigation plan with water budget
(h) Monument Signage (see Exhibit “H” for details)
(i) Perimeter Walls
(j) Gates
(k) Cluster Mailboxes (if approved)

Complete construction documents for the proposed models, including elevation variations and color schemes:

5. A plan outlining the proposed sales and marketing strategy for the Parcel model homes including but not limited to number of models, location of models, signage, sales office, construction trailers/office, material yards, trash containers etc.

6. Roof plan and floor plans of proposed model(s) at no less than 1/4" = 1 foot. Roof plans will show the sloped roof areas, any proposed skylights and solar collectors, etc. Floor plans shall show decks, patios, retaining walls related to the building(s), trash enclosures, mechanical equipment and utilities, screening and enclosures of equipment and yards, location of the driveway and walkways, and other appurtenances.

7. Exterior elevations of all sides of the proposed model(s), including proposed patios and terraces, at the same scale as the floor plans, with both existing and proposed grade lines shown and all exterior material and general colors indicated. Roof ridgeline elevations also must be shown.

8. Identification and description (with sample boards or books if appropriate) of exterior finishes, including materials, window treatments, and color schemes, lighting scheme, and other details reflecting the exterior appearance of the proposed improvements.

9. Samples of exterior materials and colors including, but not limited to, roof tile, paint color, stone, stucco application, window and glass specifications, and other items as required in the Residential Design Guidelines. These shall be mounted on a board not less than 18" x 24" clearly marked with Parcel Developer name, filing date, and parcel, and identified with manufacturer's name, color, and/or number.

10. A complete landscape plan at the same scale as the site plan, showing the entire Building Limit, indicating: all areas to be irrigated; locations, size, and species of all trees and other plants to be added including accent plants and groundcovers; all exterior walks, drives, and patios and any additional concrete areas; and other decorative features, including exterior lighting, and shall show screening of all ancillary equipment. A legend using clear symbols and nomenclature must be provided on the landscape plan, including proposed quantities, sizes of materials and colors. Plans for areas requiring detailed landscape design (such as a courtyard) shall be drawn at a scale of 1" = 10'0" or larger and shall clearly indicate front and rear yards. Landscape plan shall be consistent with the requirements of the Landscaping Community Wide Standards.

11. A complete grading and drainage plan establishing the existing natural grade in sufficient detail as is required by the Reviewing Body to fully evaluate the potential
impact of the proposed construction on existing trees/plants, and the extent of any proposed cuts/fills, retaining walls or extended foundations. Any proposed blasting or other site preparation work shall be indicated. The plan shall be prepared using 2' contours. A separate plan shall show major components of the automatic underground irrigation system. This will include the location of the timer box, valves and mainline. Provide in note form the equipment specifications such as type and style of emitter or sprinkler head. Irrigation plans for turf areas must indicate with contouring and head type/locations that excess runoff or overspray will not occur into the adjacent landscape areas or adjacent street or sidewalk.

12. Exterior lighting plan and lighting fixture details. This must indicate all types of fixtures, voltage and bulb wattage requirements. Field testing may be required by the Reviewing Body prior to final approval of proposed site lighting techniques.

13. Specific identification of changes made from the Preliminary Plan Submittal.

14. Notification of any changes required by the review processes of the local Governing Authority.

15. A time schedule indicating date for commencement and completion of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date.

16. An acknowledgment that Section 8.3 of the Declaration requires that construction commence within one (1) year following approval of the plans, with construction completion no later than on (1) year following commencement, unless otherwise specified in the notice of approval or unless the Reviewing Body grants an extension in writing, which it shall not be obligated to do.

Construction Monitoring

Prior to beginning any activity or work on the site, both the Parcel Deposit along with the Construction Deposit shall be in place with the Reviewing Body. All work must conform to the approved final plans. The Parcel Developer/Builder shall cooperate with the Reviewing Body at all times by permitting, and participating in, the monitoring of construction. In this regard, Parcel Developer/Builder shall:

- Ensure Final plats are approved in writing by the Association to be considered valid and enforceable and must be done prior to submittal to the City of Prescott.

- Procure and provide Reviewing Body copies of all permits required by the local Governing Authority.

- Prepare a construction operations plan (trailers, lay-down, etc.)

- Provide Reviewing Body with a notice of Builder's intent to proceed with the construction.

- Submit to periodic inspections, as requested by Reviewing Body.

The Parcel Developer/Builder and Reviewing Body shall meet before the start of construction to evaluate any effect construction clearing might have with respect to natural habitat and to decide how best to mitigate impacts.
Final Inspection

Upon completing construction of the improvements, for the Parcel Development or each phase
or any modification for which final design approval was given, the Parcel Developer shall give
written notice of completion to the Reviewing Body by submitting an Application for Project
Completion Review ("Completion Notice") in the form attached to these Design Criteria as
Exhibit "D".

Within (30) days of receipt of a Completion Notice, the Reviewing Body or its designee shall
inspect the improvements and modification. If the completed improvement conforms to these
Design Guidelines and the approved plans, the Reviewing Body shall issue a Final Inspection
Certificate.

If the Reviewing Body determines at any time that Work was not performed in compliance
with the approved Final Submittal and these Design Guidelines, then, within (30) days
following the earlier of: i) discovery of the non-compliance; or ii) of receipt of the Parcel
Developer's Completion Notice, the Reviewing Body shall notify the Parcel Developer in
writing of such non-compliance, specifying in reasonable detail the particulars of non-
compliance, and requiring the Parcel Developer to remedy the same. However, failure by
Reviewing Body to notify the Parcel Developer in a timely manner shall not constitute
acceptance of the non-complying Work, nor excuse the Parcel Developer from remedying non-
compliance.

The Parcel Developer/Builder shall have (30) days from the date of notification by the
Reviewing Body to remedy such non-compliance. If the Parcel Developer fails to remedy such
non-compliance within the time required, Reviewing Body or the Association may take
appropriate enforcement action. The Reviewing Body will not issue a Final Inspection
Certificate until there is full compliance with the Architectural Design Guidelines, subject to
any variance granted.

No model home shall be started without receipt of the required Construction Deposit and until
the Reviewing Body issues a Final Inspection Certificate for the Parcel improvements and the
City of Prescott issues a final Certificate to Operate.

Review Period

The Final Plan Submittal shall be approved or disapproved within (30) days of submission of
all required plans, information, materials and posting of the required Deposits. The
Reviewing Body shall determine when the submittal is complete. The Reviewing Body's
decision shall be in one of the following forms:

"Approved" - The entire application as submitted is approved. Approved plans are in
compliance with all rules and guidelines in effect at the time of approval. The return
of the construction deposit requires that construction be completed in accordance with
these approved plans.

"Partial or Conditional Approval" - The application is not approved as submitted,
but the Reviewing Body's suggestions for curing objectionable features or segments
are noted. If Parcel Developer/Builder elects to modify the plan and resubmit, any
items being revised from the Final Submittal shall be resubmitted with the revisions
clearly marked. The Reviewing Body may require additional information, plans, or explanation addressing why the resubmitted plans should be acceptable. Reviewing Body shall have an additional (30) days from the receipt of all required information to respond to the resubmitted application.

"Disapproved" - The entire application as submitted is rejected in total. The Reviewing Body may provide comments, but is not required to do so. Results of reviews will not normally be discussed over the telephone. Any questions, comments, or other responses must be addressed to the Reviewing Body in writing, either via US mail or email.

In the event that the Reviewing Body fails to timely advise the Parcel Developer/Builder within (30) days of the application's approval or disapproval, approval shall be deemed granted. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with the Design Criteria and the Guidelines unless a variance has been granted pursuant to Section 8.5 of the Declaration.

After a final decision is rendered, one set of plans shall be returned to the Parcel Developer, accompanied by the Reviewing Body's comments and decision. The other set of plans shall be retained for the Reviewing Body's records.

Modifications to Approved Plans

No modifications shall be made from the approved plans without a new submittal for review. The revised submittal shall indicate the changes since the last submittal and the reasons for the changes.

The review and approval of modifications shall take place within the same time periods as required for new construction.

Modifications

Prior to making any modifications, including but not limited to, changing exterior colors or materials, additions (including patios, new windows, etc.), and landscaping alterations, to an existing improvement, an Application for Review of Modifications to an Existing Approved Structure (attached to these Design Criteria as Exhibit "E" shall be submitted to the Reviewing Body along with the required Review Fee as outlined below. The review process for modifications generally will require the Owner and the Reviewing Body to follow the procedures outlined in Preliminary Plan Review, and this will apply to all requests for approval involving exterior changes that alter the roof line, vary square footage of the Building or vary exterior materials from those initially approved for the Building and all other significant modifications as determined by the Reviewing Body.

Depending on the scope of the modification, the Reviewing Body may require a less detailed description of the proposed modification. Submittal requirements may be limited to plans, written narrative, and material or color samples necessary to demonstrate the proposed modification.

Variances
The Reviewing Body may authorize a variance from these Design Criteria and/or the Guidelines under limited circumstances as described in Section 4.5 of the Declaration, based upon a written request which includes a detailed description of the hardships, environmental considerations or other mitigating factors that apply. *No variance shall be effective unless requested and granted in writing with final approval residing with the Board.*

**Request for Reconsideration**

Reviewing Body's decisions are final, conclusive, and binding, and are not subject to appeal or reconsideration so long as made in good faith and in accordance with required procedures. However, Parcel Developer may seek Reviewing Body reconsideration by offering additional information, documents and applicable fees. In its discretion, the Reviewing Body may take such additional information into account. Reviews of such requests for reconsideration shall take place within the same time frames as provided for new submittals. No such request shall extend the commencement or construction completion times as previously provided.

**Governmental Approval**

Review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of the City of Prescott, Arizona, or any other governing authority. It is the responsibility of the Parcel Developer/Builder to obtain all necessary permits and approvals, and submit copies of all permits to Reviewing Body.

If the City of Prescott or any other governing authority having jurisdiction requires that changes be made to Reviewing Body approved final construction plans, such changes will require further review and approval by the Reviewing Body.

**Governing Precedence**

To the extent that the City of Prescott ordinances, building code or regulations require a more restrictive standard than the standards set forth in the Architectural Design Guidelines or the Declaration, the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Declaration and the Architectural Design Guidelines (in that order) shall prevail.

**Preparer**

These Design Criteria have been prepared for PL Developer I L.L.C., ("Declarant") and adopted and amended by the Prescott Lakes Community Association as amended pursuant to the Declaration. These Design Criteria may be changed and amended to serve the needs of Prescott Lakes pursuant to the procedures set forth in the Declaration.
DESIGN REVIEW PROCESS SUMMARY & SUBMITTAL CHECKLIST

Phase I - Conceptual Plan Review
- Preliminary Plat/site plan
- Grading and Drainage Plan
- Review all design constraints, site tour, and analysis
- Review all conceptual theming and architectural design style to detect any design problems.

Phase II - Preliminary Plan Review
- Preliminary Plat/site plan Survey of Parcel and tree/plant locations
- Review fee

Phase III - Final Plan Review
- Final Plat
- Common Area Improvement Plan
- Landscaping Plan
- Draft Public Report
- Draft Supplemental Declaration
- Complete infrastructure construction documents
- Model home construction plans including roof plans, elevations, floor plans, exterior materials and color samples/specifications
- Grading plan
- Exterior lighting and fixture details
- Aging of trees/plants to be saved, moved, or cut
- Local Governing Authority's required changes and approval
- Schedule - construction/utilities/landscaping
- Post Parcel Deposit and Construction Deposit
- Application Fee
- Final Approval or Resubmittal

Phase IV - Construction Monitoring
- Pre-construction conference
- Procurement of all required permits from local Governing Authority — copies to Reviewing Body
- Construction operations plan (trailers, lay-down, etc.)
- Notice of Intent to Proceed
- Submit to periodic inspections

Phase V - Final Inspection
- Completed Improvements
- Completed Common Area Landscaping
Review Fees

When Parcel Developer/Builder submits plans to the Reviewing Body for approval, the submission shall include a "Review Fee." In addition to a review fee, the Parcel Developer shall be responsible for any cost incurred by the Association in retaining outside professional consultants when necessary in the review of its application. The Review Fee, which may be adjusted at the Reviewing Body’s discretion, shall be made payable upon application to Prescott Lakes Community, Inc. as follows:

1. Plat, Supplemental Declaration, Site Plan, Grading and Drainage Plan, Preliminary Plat, and Final Plat submission.
   - **Parcel Developer/Builder Review Fee - $5,000.00**

2. If the Parcel Developer/Builder proposes to create and sell continuously throughout the Parcel Development a series of Model Homes, then the Parcel Developer/Builder shall submit with application to the Reviewing Body all proposed model home floor plans, elevations, color boards, landscape plan, materials lists i.e. siding, roofing materials, rock, garage doors, entry doors, window packages, etc. **The Reviewing Body will work with the Parcel Developer/Builder to approve all of the models, with elevations and color schemes prior to the Parcel Developer/Builder starting construction on any of the proposed Model Homes.**
   - **Review Fee – Models - $5,000**

3. In the event the Parcel Developer/Builder continues to build homes which are approved models, elevations, and color schemes, then a **$500 Fee** with the Application Submittal for each and every home site will be required. Included with the Application and Fee, the Parcel Developer/Builder will state the lot number, the specific model, elevation, color scheme, and landscape plan, as well as a Site Plan with the setbacks and fencing requirements. Application requirements are subject to modification at the sole discretion of the Reviewing Body.

4. In the event the Parcel Developer/Builder proposes to build a new residence on a single custom pad or lot created by a Parcel Developer, then a standard Application will need to be made including all required submittals pursuant to the Architectural Design Guidelines as well as a **Design Review Fee of $3,500.00.** The Board reserves the right to increase this fee based upon the size and complexity of the proposed structure.

5. Major alteration or addition - a structural or site modification significant enough to warrant the issuance of a building permit by a governmental authority. Application for Review must be submitted. (Exhibit "E").
   - **Review Fee - $1,500.00**

6. Minor architectural modification or addition - any architectural changes that require architectural review and approval as set forth in the Declaration or the Design Guidelines, but a governmental building permit is not required. For example, changing the exterior color scheme of the building or installing landscaping which deviates from...
the approved existing landscaping plan. Application for Review must be submitted. (Exhibit "E”).

- **Review Fee - $500.00**

*The Prescott Lakes Community Association reserves the right to change or amend this document up to and including the Review Fees as needed or determined.*

**DESIGN REVIEW**

The Architectural Design Guidelines are intended to supplement and summarize, but not to replace, the procedures and rights outlined in the Declaration.

**Incorporation**

The provision of the Declaration applicable to design and landscape control are incorporated herein by reference, and control over the provisions herein, in case of conflict.

**Enforcement**

In the event of any violation of the Design Guidelines, the Board may take any action set forth in the By-Laws or the Declaration. The Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedial action of the violation. In addition, the Board shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine against the Unit upon which such violation exists.

**Non-Liability of Approval for Plans**

Article IV of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an Owner. PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE REVIEWING BODY FOR AN EXPLANATION.

**Changes and Amendments to the Design Guidelines**

The Architectural Design Guidelines may be amended as follows:

1. The Design Guidelines may be amended by the Reviewing Body with the consent of the Board, except that the Declarant also must approve any amendment that affects the Parcel Developers and/or Builders within one or more of the Parcels identified on Exhibit “L” hereto (but only to the extent that the amendment relates to the Parcel Developers and/or Builders and not to the Owners of individual Units) until such time as all parcel development and vertical building plans (excluding custom home plans within any area developed as custom home lots) have been approved by the Reviewing Body within the parcels identified on Exhibit “L”.

2. Such amendment shall be promptly distributed to all Owners/Parcel Developers in Prescott Lakes Community Association, Inc.
3. All amendments shall become effective upon receiving the approval of all necessary parties. Such amendments shall not be retroactive so as to apply to previous Work or approved/Work in progress.

4. In no way shall any amendment to the Design Guidelines change, alter or modify any provision of the Declaration or any Supplemental Declaration.

**Right of Waiver**

The Reviewing Body reserves the right to waive or vary any of the procedures or standards set forth at its discretion, for good cause shown.

However, any approval by the Reviewing Body of any drawings or specifications or Work done or proposed, or in connection with any other matter requiring such approval under these Design Criteria or the Declaration, including a waiver by the Reviewing Body, 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 Reviewing Body may disapprove an item shown in the Final Submittal even though it may have been evident and could have been, but wasn't, disapproved at the Preliminary Submittal.

Furthermore, should the Reviewing Body overlook or not be aware of any item of non-compliance at anytime during the review process, construction process or during its Final Inspection, the Reviewing Body in no way relieves the Parcel Developer/Builder from compliance with these Design Criteria and all other applicable codes, ordinances and laws.

**Estoppel Certificate**

Within (30) days after written demand is delivered to the Reviewing Body by any Parcel Developer/Builder, and upon payment therewith to the Reviewing Body of a reasonable fee from time to time to be fixed by it, the Reviewing Body shall record an estoppel certificate executed by any two of its members, certifying with respect to any Unit of said Parcel Developer, that as of the date thereof either (a) all improvements and other work made or done upon it with said Unit by the Parcel Developer, or otherwise, comply with the Design Guidelines and the Declaration, or (b) such improvements and/or work do not so comply, in which event the certificate shall also (1) identify the non-complying improvements and/or work and (2) set forth with particularity the cause or causes for such non-compliance. Any purchaser from the Owner or mortgagee or other encumbrance shall be entitled to rely on said certificate with respect to the matters therein set forth, such matters being conclusive as between the Association, the Master Developer, Declarant, all Owners and other interested persons, and such purchaser, mortgagee, or other encumbrance. Said applicant will pay the appropriate fee for the Estoppel Certificate.

**Severability**

If any provisions of the Design Guidelines shall be held to be invalid, the same shall not affect in any respect whatsoever the validity of the remainder of the Design Guidelines to the extent that they can be reasonably understood without the invalid portion(s).
The Design Guidelines have been approved and adopted as provided by the Declaration and shall remain in full force and effect until revised as provided in the Declaration or the Design Guidelines.

**EXHIBIT “A”**
**PRESCOTT LAKES APPROVED PLANT LIST**
*(THIS IS ALSO EXHIBIT “H” OF THE COMMUNITY WIDE LANDSCAPE STANDARDS)*

**EVERGREEN TREES**

<table>
<thead>
<tr>
<th>Common Name/ Latin Name</th>
<th>Height/ Width (ft)</th>
<th>Water Usage</th>
<th>Color/ Season</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alligator Juniper <em>Juniperus deppeana</em></td>
<td>40 x 20</td>
<td>Low</td>
<td>Non-descript</td>
</tr>
<tr>
<td>Arizona Cypress <em>Cupressus arizonica</em></td>
<td>40 x 20</td>
<td>Low</td>
<td>Non-descript</td>
</tr>
<tr>
<td>Austrian Black Pine <em>Pinus Nigra</em></td>
<td>60 x 20</td>
<td>Medium</td>
<td>Cones/yellow brown</td>
</tr>
<tr>
<td>Blue Spruce <em>Dwarf – Baby Blue Eyes -- PINACEAE</em></td>
<td>20 x 10</td>
<td>Low</td>
<td>Non-descript</td>
</tr>
<tr>
<td>Colorado Blue Spruce <em>Picea pungens glauca</em></td>
<td>60 x 30</td>
<td>Low to Medium</td>
<td>Gray-blue foliage</td>
</tr>
<tr>
<td>Deodar Cedar <em>Cedrus deodara</em></td>
<td>70 x 40</td>
<td>Medium</td>
<td>Non-descript</td>
</tr>
<tr>
<td>One Seed Juniper <em>Juniperus monosperma</em></td>
<td>20 x 20</td>
<td>Low</td>
<td>Non-descript</td>
</tr>
<tr>
<td>Pinyon Pine-Single leaf <em>Pinus monophylla</em></td>
<td>50 x 50</td>
<td>Low</td>
<td>Small cones</td>
</tr>
<tr>
<td>Spartan Juniper <em>Juniperus chinensis</em></td>
<td>20 x 10</td>
<td>Low to Medium</td>
<td>Non-descript</td>
</tr>
<tr>
<td>Utah Juniper <em>Cupressaceous steosperma</em></td>
<td>50 x 30</td>
<td>Low</td>
<td>Cones -bluish w/berries</td>
</tr>
</tbody>
</table>
# DECIDUOUS TREES

<table>
<thead>
<tr>
<th>Common Name/ Latin Name</th>
<th>Height/ Width (ft)</th>
<th>Water Usage</th>
<th>Color/ Season</th>
</tr>
</thead>
<tbody>
<tr>
<td>Arizona Sycamore Platanus wrightii</td>
<td>80 x 50</td>
<td>Low</td>
<td>Non-descript</td>
</tr>
<tr>
<td>Aspen Populus tremuloides</td>
<td>40 x 20</td>
<td>Medium</td>
<td>Beautiful bark, yellow fall color. Can be susceptible to some disease at lower elevations.</td>
</tr>
<tr>
<td>Autumn Blaze Maple Acer freemanii</td>
<td>50 x 50</td>
<td>Medium</td>
<td>Burgundy leaves - Fall</td>
</tr>
<tr>
<td>Chaste Vitex agnus-castus</td>
<td>20 x 20</td>
<td>Medium</td>
<td>Blue or lilac blue/Autumn</td>
</tr>
<tr>
<td>Catalpa Catalpa speciosa</td>
<td>60 x 30</td>
<td>Medium</td>
<td>White w/pink Early Spring</td>
</tr>
<tr>
<td>Desert Willow Chilopsis linearis</td>
<td>25 x 10</td>
<td>Low</td>
<td>Lavender -Spring</td>
</tr>
<tr>
<td>Emory Oak Quercus emoryi</td>
<td>60 x 60</td>
<td>Low</td>
<td>Acorns</td>
</tr>
<tr>
<td>Flowering Pear Prunus calleryana</td>
<td>50 x 30</td>
<td>Medium</td>
<td>White flower - Spring</td>
</tr>
<tr>
<td>Gambel Oak Quercus gambeli</td>
<td>30 x 15</td>
<td>Low</td>
<td>Acorns</td>
</tr>
<tr>
<td>Goldenrain Tree Koelreuteria paniculata</td>
<td>25 x 15</td>
<td>Medium</td>
<td>Open branching, interesting yellow flowers</td>
</tr>
<tr>
<td>Honey Locast - Sunburst Gleditsia triacanthos</td>
<td>70 x 50</td>
<td>Medium</td>
<td>Yellow leaves Fall</td>
</tr>
<tr>
<td>London Plane Sycamore Platanus x. acerifolia</td>
<td>50 x 50</td>
<td>Medium</td>
<td>Non-descript</td>
</tr>
<tr>
<td>Maidenhair tree Ginkgo biloba</td>
<td>35 x 35</td>
<td>Low to medium</td>
<td>Plant male trees - Yellow fall color</td>
</tr>
<tr>
<td>Mimosa Albizia julibrissin</td>
<td>25 x 25</td>
<td>Medium</td>
<td>Pink - May-July</td>
</tr>
<tr>
<td>Oklahoma Redbud Cercis reniformis</td>
<td>30 x 25</td>
<td>Medium</td>
<td>Pink/Purplish -Early Spring</td>
</tr>
<tr>
<td>Purple Leaf Plum Prunus sp.</td>
<td>20 x 15</td>
<td>Medium</td>
<td>Showy pink flowers Spring</td>
</tr>
<tr>
<td>Raywood Ash Fraxinus oxycarpa</td>
<td>40 x 25</td>
<td>Low</td>
<td>Compact tree with lollipop form, attractive fall color</td>
</tr>
<tr>
<td>Common Name/ Latin Name</td>
<td>Seasonality</td>
<td>Height/ Width (ft)</td>
<td>Water Usage</td>
</tr>
<tr>
<td>-------------------------</td>
<td>-------------</td>
<td>-------------------</td>
<td>-------------</td>
</tr>
<tr>
<td>Apache Plume <em>Fallugia paradoxa</em></td>
<td>Evergreen</td>
<td>2-6 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Artemisia – Powis Castle <em>Artemisia arborescens</em></td>
<td>Deciduous</td>
<td>2-3 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Autumn Sage <em>Salvia greggii</em></td>
<td>Deciduous</td>
<td>3-4 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Blue Mist - “Dark Knight” <em>Caryopteris x clandonensis</em></td>
<td>Deciduous</td>
<td>3-5 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Bridal Wreath Spirea <em>Spirea prunifolia</em></td>
<td>Deciduous</td>
<td>6-8 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Burning Bush <em>Euonymus alata “compactus”</em></td>
<td>Deciduous</td>
<td>6-10 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Butterfly Bush <em>Buddleia davidii</em></td>
<td>Deciduous</td>
<td>6-8 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Cinquefoil <em>Potentilla fruticosa</em></td>
<td>Deciduous</td>
<td>2-3 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Cliff Rose <em>Purshia stansburiana</em></td>
<td>Evergreen</td>
<td>3-12 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Desert Spoon <em>Dasylirion wheeleri</em></td>
<td>Evergreen</td>
<td>4-7 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Evergreen Euonymus <em>Euonymus japonica</em></td>
<td>Evergreen</td>
<td>6-8 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Forsythia Intermedia <em>Forsythia x intermedia</em></td>
<td>Deciduous</td>
<td>3-8 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Germander <em>Teucrium canadense</em></td>
<td>Deciduous</td>
<td>1-3 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Golden Privet <em>Ligustrum vicaryi</em></td>
<td>Evergreen</td>
<td>5-6 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Heavenly Bamboo <em>Nandina domestica</em></td>
<td>Evergreen</td>
<td>5-8 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Plant Name</td>
<td>Type</td>
<td>Height</td>
<td>Rating</td>
</tr>
<tr>
<td>-----------------------------------</td>
<td>------------</td>
<td>---------</td>
<td>--------</td>
</tr>
<tr>
<td>Indian Hawthorne</td>
<td>Evergreen</td>
<td>3-4 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Pink Lady raphiolepis indica</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lemonade Berry Bush</td>
<td>Evergreen</td>
<td>5-7 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Rhus integrifolia</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lowfast Cotoneaster</td>
<td>Evergreen</td>
<td>12-18 inches</td>
<td>Low</td>
</tr>
<tr>
<td>Contoneaster dammeri</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Manzanita –Howard McMinn</td>
<td>Evergreen</td>
<td>4-10 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Arctostaphylos densiflora</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mock Orange</td>
<td>Deciduous</td>
<td>6-8 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Philadelphus virginalis</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mountain Mahogany</td>
<td>Evergreen</td>
<td>8-15 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Cercocarpus montanus</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mountain Ninebark</td>
<td>Deciduous</td>
<td>2-3 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Physocarpus monogynus</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Ninebark – Coppertina</td>
<td>Deciduous</td>
<td>7-8 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Physocarpus opufolius “Minda”</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oregon Grape Holly</td>
<td>Evergreen</td>
<td>6-4 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Mahonia aquifolium</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Oregon Grape Holly</td>
<td>Evergreen</td>
<td>3-4 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Mahonia aquifolium ‘compacta’</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parney Cotoneaster</td>
<td>Evergreen</td>
<td>6-10 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Contoneaster lacteus</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Point-leaf Manzanita</td>
<td>Evergreen</td>
<td>6-8 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Arctostaphylos pungens</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Purple Smokebush</td>
<td>Deciduous</td>
<td>3-6 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Cotinus coggyria</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Pyracantha Rosaceae</td>
<td>Evergreen</td>
<td>4-12 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Rabbitbush Ericameria nauseosus</td>
<td>Evergreen</td>
<td>5-5 ft</td>
<td>Low</td>
</tr>
<tr>
<td></td>
<td></td>
<td>-37 -</td>
<td></td>
</tr>
<tr>
<td>Plant Name</td>
<td>Habit</td>
<td>Height</td>
<td>Size</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>------------</td>
<td>--------</td>
<td>-------</td>
</tr>
<tr>
<td>Red Tip Photinia</td>
<td>Evergreen</td>
<td>8-12 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Photinia fraseri</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Red Yucca</td>
<td>Evergreen</td>
<td>3-5 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Hesperaloe parviflora</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rosemary – Upright</td>
<td>Evergreen</td>
<td>4-6 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Rosmarinus officinalis</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rose of Sharon</td>
<td>Deciduous</td>
<td>8-10 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Hibiscus syriacus</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sea Green Juniper</td>
<td>Evergreen</td>
<td>4-6 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Juniperus x pfitzeriana</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Silk Tassel</td>
<td>Evergreen</td>
<td>8-15 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Garrya wrightii</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Snakeweed</td>
<td>Deciduous</td>
<td>1-2 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Gutierrezia sarothrae</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Turpentine Bush</td>
<td>Evergreen</td>
<td>3-4 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Ericameria laricifolia</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Western Sand Cherry</td>
<td>Deciduous</td>
<td>6-8 ft</td>
<td>Medium</td>
</tr>
<tr>
<td>Prunus besseyi</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Winterfat</td>
<td>Evergreen</td>
<td>2-3 ft</td>
<td>Low</td>
</tr>
<tr>
<td>Ceratoides lanata</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## ACCENT PLANTS

<table>
<thead>
<tr>
<th>Common Name/ Latin Name</th>
<th>Seasonality</th>
<th>Height/ Width (ft)</th>
<th>Water Usage</th>
<th>Color/ Season</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agave</td>
<td>Perennial</td>
<td>1-3 ft</td>
<td>Low</td>
<td>Gray-green leaves</td>
</tr>
<tr>
<td>Agave harvardiana</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blackfoot Daisy</td>
<td>Perennial</td>
<td>6-12 inches</td>
<td>Low</td>
<td>White/Yellow flower - Summer</td>
</tr>
<tr>
<td>Melampodium leucanthum</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blanket Flower</td>
<td>Perennial</td>
<td>18-24 inches</td>
<td>Medium</td>
<td>Yellow to Red flower – Summer, Fall</td>
</tr>
<tr>
<td>Gaillardia aristata</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Blue Flax</td>
<td>Perennial</td>
<td>12-24 inches</td>
<td>Low</td>
<td>Blue flower Summer</td>
</tr>
<tr>
<td>Linum lewisii</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Carpet Roses – Red</td>
<td>Evergreen</td>
<td>18-24 inches</td>
<td>Medium</td>
<td>Red flower Spring-Fall</td>
</tr>
<tr>
<td>Rosa noatraum</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coneflower</td>
<td>Perennial</td>
<td>1-2 ft</td>
<td>Low</td>
<td>Purple flower Late summer</td>
</tr>
<tr>
<td>Echinacea purpurea</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coral Penstemon</td>
<td>Perennial</td>
<td>4-6 ft</td>
<td>Medium</td>
<td>Coral flower Late Spring-Summer</td>
</tr>
<tr>
<td>Penstemon superbus</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coreopsis Tickseed</td>
<td>Perennial</td>
<td>18-24 inches</td>
<td>Medium</td>
<td>Yellow flower Summer-Fall</td>
</tr>
<tr>
<td>Coreopsis grandiflora</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Daylily, Dwarf variety</td>
<td>Perennial</td>
<td>2 ft</td>
<td>Medium</td>
<td>Purple or Red flower, Spring-Summer</td>
</tr>
<tr>
<td>Purple d’oro, L’il Business - hemerocallis</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Desert Zinnia</td>
<td>Perennial</td>
<td>8-10 inches</td>
<td>Low</td>
<td>White to Yellow flower Spring-Fall</td>
</tr>
<tr>
<td>Zinnia acerosa</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Firecracker Penstemon</td>
<td>Perennial</td>
<td>1-4 ft</td>
<td>Medium</td>
<td>Red flower Late Spring-Summer</td>
</tr>
<tr>
<td>Penstemon eatonii</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Germander</td>
<td>Evergreen</td>
<td>6-12 inches</td>
<td>Medium</td>
<td>Pink flower Mid Summer Early Fall</td>
</tr>
<tr>
<td>Teucrium chamaedrys</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Golden Coreopsis</td>
<td>Perennial</td>
<td>1-3 ft</td>
<td>Medium</td>
<td>Yellow, red centers Mid summer-Fall</td>
</tr>
<tr>
<td>Coreopsis tinctoria</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Common Name/Latin Name</td>
<td>Seasonality</td>
<td>Height/Width (ft)</td>
<td>Water Usage</td>
<td>Color/Season</td>
</tr>
<tr>
<td>------------------------</td>
<td>-------------</td>
<td>------------------</td>
<td>-------------</td>
<td>--------------</td>
</tr>
<tr>
<td>Gaura</td>
<td>Perennial</td>
<td>2-4 ft</td>
<td>Medium</td>
<td>Pink or white flowers - Summer</td>
</tr>
<tr>
<td><em>Gaura lindheimeri</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Guara siskiyou</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lamb’s Ear</td>
<td>Perennial</td>
<td>6-8 inches</td>
<td>Medium</td>
<td>Gray foliage – Pink flowers in Spring</td>
</tr>
<tr>
<td><em>Stachys byzantina</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Lavender</td>
<td>Perennial</td>
<td>2-3 ft.</td>
<td>Medium</td>
<td>Purple flower Summer</td>
</tr>
<tr>
<td><em>Lavandula angustifolia</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mexican Hat</td>
<td>Perennial</td>
<td>2-3 ft</td>
<td>Low</td>
<td>Red/Yellow June-September</td>
</tr>
<tr>
<td><em>Ratibida columnaris</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Palmer’s Scented Penstemon</td>
<td></td>
<td>4-6 ft</td>
<td>Low to Medium</td>
<td>Pink flower Late Spring-Summer</td>
</tr>
<tr>
<td><em>Penstemon palmeri</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parry’s Penstemon</td>
<td>Perennial</td>
<td>8 in to 2 ft</td>
<td>Low to Medium</td>
<td>Pink blooms summer</td>
</tr>
<tr>
<td><em>Penstemon parryi</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Red Hot Poker</td>
<td>Perennial</td>
<td>18-24 inches</td>
<td>Medium</td>
<td>Orange, red, yellow – early summer</td>
</tr>
<tr>
<td><em>Kniphofia uvaria</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Red Valerian</td>
<td>Perennial</td>
<td>2 ft.</td>
<td>Low to Medium</td>
<td>Red flower – Late Spring-Early Fall</td>
</tr>
<tr>
<td><em>Centranthus ruber</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yarrow</td>
<td>Perennial</td>
<td>1-2 ft</td>
<td>Low to Medium</td>
<td>Many flower colors Summer-Fall</td>
</tr>
<tr>
<td><em>Achillea millefolium</em></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## VINES/GROUNDCOVER

<table>
<thead>
<tr>
<th>Common Name/ Latin Name</th>
<th>Seasonality</th>
<th>Height/ Width (ft)</th>
<th>Water Usage</th>
<th>Color/ Season</th>
</tr>
</thead>
<tbody>
<tr>
<td>Blue Carpet Juniper <em>Juniperus squamata</em></td>
<td>Evergreen</td>
<td>1ft/5ft</td>
<td>Medium</td>
<td>Silver blue foliage</td>
</tr>
<tr>
<td>Blue Chip Juniper <em>Juniperus horizontalis</em></td>
<td>Evergreen</td>
<td>6ft/8 ft</td>
<td>Low</td>
<td>Silver blue foliage</td>
</tr>
<tr>
<td>Carpet Rose - Red <em>Rosa noatraum</em></td>
<td>Semi- Evergreen</td>
<td>3ft/3ft</td>
<td>Medium</td>
<td>Red flower Summer</td>
</tr>
<tr>
<td>Dwarf Plumbago <em>Ceratostigma plumbaginoides</em></td>
<td>Semi- Evergreen</td>
<td>1ft/1-½ ft</td>
<td>Low to medium</td>
<td>Green foliage turns bronze, blue flower, blooms late summer</td>
</tr>
<tr>
<td>Emerald Carpet Manzanita <em>arctostaphylos</em></td>
<td>Evergreen</td>
<td>1ft/6ft</td>
<td>Medium</td>
<td>Non-descript</td>
</tr>
<tr>
<td>Hall’s Honeysuckle <em>Lonicera halliana</em></td>
<td>Evergreen</td>
<td>2ft/30ft</td>
<td>Low</td>
<td>Yellow flower Summer</td>
</tr>
<tr>
<td>Japanese Honeysuckle <em>Lonicera japonica</em></td>
<td>Evergreen</td>
<td>2ft/50ft</td>
<td>Medium</td>
<td>White flower Summer</td>
</tr>
<tr>
<td>Lavender Cotton <em>Santolina chamaecyparissus</em></td>
<td>Evergreen</td>
<td>2ft/3ft</td>
<td>Low to medium</td>
<td>Gray foliage, yellow button-like flowers, avoid heavy clay</td>
</tr>
<tr>
<td>Lowfast Cotoneaster <em>Contoneaster dammeri</em></td>
<td>Evergreen</td>
<td>3ft/4ft</td>
<td>Medium</td>
<td>White flowers Spring</td>
</tr>
<tr>
<td>Orchid Rockrose <em>Cistus purpureus</em></td>
<td>Evergreen</td>
<td>5ft/7ft</td>
<td>Medium</td>
<td>Lilac flower Spring</td>
</tr>
<tr>
<td>Oregon Grape Creeping <em>Mahonia repens</em></td>
<td>Evergreen</td>
<td>2ft/30ft</td>
<td>Low</td>
<td>Yellow flower Spring</td>
</tr>
<tr>
<td>Rock Cotoneaster <em>Cotoneaster horizontalis</em></td>
<td>Evergreen</td>
<td>3ft/12ft</td>
<td>Low</td>
<td>Red berries in Fall</td>
</tr>
<tr>
<td>Trumpet Vine <em>Campsis radicans</em></td>
<td>Deciduous</td>
<td>30ft/30ft</td>
<td>Medium</td>
<td>Orange flower-Summer</td>
</tr>
<tr>
<td>Vinca Minor <em>Vinca minor</em></td>
<td>Evergreen</td>
<td>6 in./18in.</td>
<td>Low</td>
<td>Bluish flower, spring, summer</td>
</tr>
<tr>
<td>Virginia Creeper <em>Parthenocissus inserta</em></td>
<td>Deciduous</td>
<td>1ft/30ft</td>
<td>Low</td>
<td>Greenish flower-Spring Summer</td>
</tr>
</tbody>
</table>
# NATIVE GRASSES

<table>
<thead>
<tr>
<th>Common Name/Latin Name</th>
<th>Seasonality</th>
<th>Height/Width (ft)</th>
<th>Water Usage</th>
<th>Color/Season</th>
</tr>
</thead>
<tbody>
<tr>
<td>Banana Yucca <em>Yucca baccata</em></td>
<td>Evergreen</td>
<td>6ft/6ft</td>
<td>Low</td>
<td>White flower</td>
</tr>
<tr>
<td>Bear Grass <em>Nolina microcarpa</em></td>
<td>Semi-deciduous</td>
<td>3ft/6ft</td>
<td>Low</td>
<td>Yellow flower stalks up to 8 ft</td>
</tr>
<tr>
<td>Blue Grama <em>Bouteloua gracilis</em></td>
<td>Semi-deciduous</td>
<td>18in/2ft</td>
<td>Low</td>
<td>Yellow flowers in July-October</td>
</tr>
<tr>
<td>Blue Oat Grass <em>Helictotrichan sempervirens</em></td>
<td>Semi-deciduous</td>
<td>20-24 inches tall</td>
<td>Low</td>
<td>Foliage is blue, flowers in June-August</td>
</tr>
<tr>
<td>Deergrass <em>Muhlenbergia rigens</em></td>
<td>Semi-deciduous</td>
<td>3-6 ft tall</td>
<td>Low</td>
<td>Yellow bloom April-September</td>
</tr>
<tr>
<td>Little Bluestem <em>Schizachyrium scoparium</em></td>
<td>Semi-deciduous</td>
<td>2 ft. plumes</td>
<td>Low</td>
<td>Autumn foliage, blooms: June-December</td>
</tr>
<tr>
<td>Mexican Feathergrass <em>Stipa tenuissima</em></td>
<td>Semi-deciduous</td>
<td>3 ft. tall</td>
<td>Medium</td>
<td>White bloom in June-September</td>
</tr>
<tr>
<td>Muhly Grass <em>muhlenbergia lindheimeri ‘leni’ and ‘regal mist’</em></td>
<td>Semi-deciduous</td>
<td>2ft/4ft</td>
<td>Low</td>
<td>Pink blooms - fall</td>
</tr>
<tr>
<td>Overdam Feather Reed Grass <em>Calamagrostis acutiflora</em></td>
<td>Semi-deciduous</td>
<td>3 ft. tall</td>
<td>Medium</td>
<td>Arching foliage to 18-24” tall, spring flower</td>
</tr>
<tr>
<td>Parry’s Agave <em>Agave parryi</em></td>
<td>Semi-deciduous</td>
<td>2 ft tall</td>
<td>Low</td>
<td>Large stalks 10-15’ above foliage</td>
</tr>
<tr>
<td>Side Oats Grama <em>Bouteloua curtipendula</em></td>
<td>Semi-deciduous</td>
<td>1-3 ft tall</td>
<td>Low</td>
<td>Blue-green leaf turns purple or red in Fall</td>
</tr>
<tr>
<td>Western Wheatgrass <em>Pascopyrum smithii</em></td>
<td>Semi-deciduous</td>
<td>1-3 ft tall</td>
<td>Medium</td>
<td>Yellow bloom May-June</td>
</tr>
</tbody>
</table>
This application will be considered complete only if all the documents and submittals, as set forth in the Design Guidelines, are included. Two sets of all documents are required.

For Reviewing Body Use Only:

SUBMITTAL DATE ___________________ MEETING DATE_____________________

Preliminary Requirements for Submitting, Two Sets Required:

____ $5,000 REVIEW FEE & COMPLETED APPLICATION
____ PRELIMINARY PLAT (STREETS, UTILITIES, GRADING & DRAINAGE, LOT TOPOGRAPHY, ETC)
____ MODEL FLOOR PLANS, ROOF PLANS, ELECTRICAL PLANS AND DETAIL PAGES (FOR EACH MODEL PLAN)
____ EXTERIOR ELEVATIONS W/ ALL EXTERIOR APPOINTMENTS CALLED OUT (FOR EACH MODEL PLAN)
____ COMMON AREA LANDSCAPE PLAN, INCLUDING MONUMENT SIGN
____ PROPOSED MASTER LANDSCAPE PLANS (IF APPLICABLE)

NOTICE TO PARCEL OWNER:

☐ Approves your Preliminary Submittal, with the following conditions:

________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________

☐ Disapproves your Preliminary Submittal for the following reasons and requires a revised submittal:

________________________________________________________
________________________________________________________
________________________________________________________
________________________________________________________

___________________________________________   _________________________
SIGNATURE       DATE
This application will be considered complete only if all the documents and submittals, as set forth in the Design Guidelines, are included. Two sets of all documents are required.
EXHIBIT “D”
PARCEL - APPLICATION FOR PROJECT COMPLETION / FINAL INSPECTION

This Request for a Final Inspection is to advise the Prescott Lakes Community Association Reviewing Body that improvements or completion of your submission are completed and that all construction is in compliance with the terms and conditions of the approval granted by the Prescott Lakes Architectural Reviewing Body for the property referenced below.

The Reviewing Body is requested to inspect the referenced property to confirm completion of the construction to finalize the project application.

Please check one:

☐ Please call (______) ____________________ to schedule an appointment for a final inspection of completed construction per my application. I understand that the results of such final inspection will be communicated in writing.

☐ It is not necessary to schedule an appointment with me. I understand that the results of such final inspection will be communicated in writing.

Name:_______________________________________ Date: ____________________________
Neighborhood: _____________________________ Lot #:____________________________
Mailing Address____________________________________________________________________
City: ___________________________ State: _________ Zip Code: ________________________

A brief description of project completion or Improvements________________________________
___________________________________________________________________________________
___________________________________________________________________________________
___________________________________________________________________________________

Mail or Fax Completed Form to: Prescott Lakes Architectural Review Committee:

P.O. Box 10000
Prescott, AZ 86304

Office: (928) 776-4479
Fax: (928) 776-0050

By: ________________________________________________________________________
Signature of Representative          Date
**EXHIBIT “E”**
**PARCEL - APPLICATION FOR REVIEW OF MODIFICATIONS TO AN EXISTING APPROVED STRUCTURE OR PLAN**

<table>
<thead>
<tr>
<th>NEIGHBORHOOD/LOT</th>
<th>OWNER</th>
<th>DATE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>MAILING ADDRESS</th>
<th>DESIGNER/CONTRACTOR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>PHONE</th>
<th>EMAIL</th>
<th>REVIEW FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**MODIFICATION/IMPROVEMENT REQUEST:**

__________________________________________________________________________________
__________________________________________________________________________________

* A plot plan or drawing of the lot/home showing locations, specific details & dimensions of any modifications to the exterior of the home or yard/lot is required.

**ATTACHMENTS/SUBMITTAL SAMPLES:**

__________________________________________________________________________________
__________________________________________________________________________________

**REPRESENTATIVE SIGNATURE (S):**

__________________________________________________________________________________

**Review Committee Comments:**

☐ APPROVED  ☐ NOT APPROVED  Signature_________________________ Date____________

Comments/Conditions
__________________________________________________________________________________
__________________________________________________________________________________
__________________________________________________________________________________

---

**Final Inspection Request:** Please contact HOAMCO by phone, email or by returning this form, to request a final inspection.

☐ I ACKNOWLEDGE THAT THE ABOVE IMPROVEMENT IS COMPLETE AND READY FOR INSPECTION  DATE _______ INITIALS:_______

☐ PLEASE CALL ____________________ TO SCHEDULE AN APPOINTMENT  ☐ IT IS NOT NECESSARY TO SCHEDULE AN APPOINTMENT

**RESULTS:**

☐ APPROVED  ☐ NOT APPROVED  Representative Signature_________________________ Date____________

Comments:
__________________________________________________________________________________
__________________________________________________________________________________
__________________________________________________________________________________

☐ BY CHECKING THIS BOX, OWNER REQUESTS A COPY OF THE COMPLETED INSPECTION

FAX SUBMITTAL TO 928-776-0050  or  MAIL TO PO BOX 10000, PRESCOTT, AZ. 86304
EXHIBIT "F"
MAILBOX CRITERIA

STONE SHALL BE SAME AS ON RESIDENCE.
FOR SIDED HOMES, STONE SHALL BE OF COMMUNITY STONE, COUNTRY RUBBLE.

ADDRESS NUMBERS SHALL BE OF BLACK OR BRONZE METAL 4" HEIGHT. OWNERS MAY SUBMIT AN OPTIONAL ADDRESS PLATE OR ADDRESS NUMBER DESIGN FOR REVIEW AND APPROVAL.

GAP CAN BE OF STONE OR STUCCO, CANS NOT EXCEED 4" IN HEIGHT.
Master Signage Program for Merchant Builders at Prescott Lakes

In Prescott Lakes, all builder signs within the boundaries of the site shall be designed to provide visual continuity and be in harmony with the surrounding natural environment through use of materials, colors and construction techniques which are consistent with the comprehensive project signage plan.

The following information is to be applied to the neighborhoods throughout Prescott Lakes.

1. Model Home Complex Signage – Materials, colors and construction techniques used in the design of these signs shall be consistent with the overall signage concept.
   a. 4’ x 6” x 4’0” Welcome/Thank You Parking Lot Sign
   b. 8’ x 0” x 4’ x 0” Community Information Sign
EXHIBIT “H”
MONUMENT SIGN EXAMPLES

Lettering specifications and details are available through Morgan Sign Company, Prescott, AZ #928-778-6336
1. No construction of any sort may commence until: the plans are approved by ARC; the Deposits have been paid; and the pre-construction site survey is completed; the construction fence is installed and the portable toilet is on site. Provide a copy of the city permit when it is available.

2. Obtain approval from ARC of any and all changes to exterior elevations. Unapproved changes discovered in the field will be subject to a re-submittal and $250.00 fine.

3. **Work Hours:** Monday-Saturday 7:00am-6:00pm
   No construction may take place on Sundays, or the following recognized Holidays: Memorial Day, Independence Day, Labor Day, Thanksgiving Day, Christmas Day, New Years Day.

   **ANY WORK HOUR VIOLATION WILL RESULT IN AN AUTOMATIC FINE.**

4. All site material deliveries **MUST** be scheduled after 7:00 AM.

5. **All contractors/sub-contractors must use only their assigned contractor gate code for entry into an Prescott Lakes Gated Neighborhoods. Use of any other codes for entry will result in an automatic fine.**

6. Builder shall designate the building envelope boundaries and layout of the home **PRIOR** to the beginning of any work.

7. To protect the area outside the Building Envelope from damage due to construction operations, and to reduce the amount of trash or debris from leaving a construction site, a temporary fence approved by the Reviewing Body, shall be installed to completely enclose the Building Envelope.

8. The Builder is mandated to post one construction sign on a Unit. Such sign shall be constructed using the sign criteria only (see diagram). Sign must be on-site no later than 30 calendar days from the date of the pre-construction meeting. Lighting of any approved construction signage is not allowed.

9. Builders are **NOT allowed** to use/disturb adjacent property for access or storage. If access will be required, prior written permission from that lot owner must be on file with ARC.

10. Each builder shall be responsible for controlling dust, mud & noise, including, without limitation, music from the construction site.

11. Builder shall install a minimum 2” base course of gravel or ABC along the approved driveway location of the lot, extending to the garage. Must be maintained until approved driveway has been installed.

12. The only approved construction access during the time a Residence or other structure is under construction will be over the approved driveway for the Unit unless the Reviewing Body approves an alternative access point.

13. Radios/Stereos shall not be played so loudly that it can be heard by adjacent neighbors or golfers.

14. Firearms, alcohol, family members and/or dogs are **NOT permitted** on job site at any time.

15. Builder is required to have a 1lb. ABC-rated fire extinguisher on site at all times.
16. No parking on sidewalks or landscaped areas of the neighborhoods. All construction crews shall park on same side of street in order to maintain adequate access to all other properties and will NOT block the street at ANY TIME. Overnight parking on street or common areas of any vehicles, equipment or trailers is not allowed.

17. Job site needs to be kept reasonably clean of scraps and debris. A DAILY clean-up is required. All construction crews are responsible for IMMEDIATELY cleaning up any debris or materials that get on the adjacent property or street.

18. Builder will make a reasonable attempt to keep materials from being carried away by wind, including covering all dumpsters and securing all materials while stored on site. Full dumpsters shall be emptied promptly.

19. No concrete supplies, plasterers, painters or other sub-contractors will clean their equipment outside the building envelope area.

20. Contractors must observe posted speed limit in the neighborhoods.

21. Contractors must use the approved construction access entryways to the neighborhood.

22. Any changes to ARC approved plans WITHOUT ARC approval will be subject to an automatic fine of **$250.00 per week** until the changes are submitted and approved by the reviewing body.

23. At painting stage, contact ARC to arrange for a field sample (min 3’ x 3’ area) approval of exterior paint. Exterior colors will not be approved until the field review is completed. Inspections will be done within **48 hours**, excluding weekends & holiday, weather permitting. Failure to comply with this requirement may result in an automatic **$250.00** fine.

24. Contractors need to pay particular attention to approved plans for roof overhangs, ridge height, stone requirements and compliance with the community Drainage Policy.

25. After completion of house and landscape, a final inspection by ARC inspectors will be completed. The house may NOT be occupied prior to this inspection without a city permit and ARC approval.

Pre-existing Damage / Other Notes:
________________________________________
________________________________________
________________________________________
________________________________________
________________________________________
________________________________________
________________________________________

The undersigned acknowledges that they have received, read and agreed to the Prescott Lakes Construction Regulations.

Neighborhood: ______________________ Lot: ______________________

Inspectors Name (printed) ______________________ Contractors Name (printed) ______________________

Inspectors Signature ___________ Date ___________ Contractors Signature ___________ Date ___________
EXHIBIT “J”
CONSTRUCTION SIGN CRITERIA*

*Note: Size of sign may vary; smaller sign can be used on back of builder sign instead of a separate sign
# Exhibit “K”
## Neighborhood Specific Requirements

<table>
<thead>
<tr>
<th>Neighborhoods</th>
<th>Min Sq Ft</th>
<th>Height</th>
<th>Wall Massing</th>
<th>Roofs</th>
<th>Garage</th>
<th>Iron</th>
<th>Tree Plantings</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Astoria (Falcon Point)</strong></td>
<td>1,600</td>
<td>28' (1/3) - 35' max</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>as approved</td>
<td>4:12</td>
<td>18&quot;</td>
</tr>
<tr>
<td><strong>Brookside</strong></td>
<td>1,500</td>
<td>28' (1/3) - 35' max</td>
<td>up to 70'</td>
<td>12' for relief</td>
<td>G. course only</td>
<td>4:12</td>
<td>12&quot;</td>
</tr>
<tr>
<td><strong>Bridgeway Manor</strong></td>
<td>2,000</td>
<td>28' (1/3) - 35' max</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>30%</td>
<td>6:12</td>
<td>24&quot;</td>
</tr>
<tr>
<td><strong>Cottages</strong></td>
<td>1,300</td>
<td>28'</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>None</td>
<td>4:12</td>
<td>12&quot;</td>
</tr>
<tr>
<td><strong>Creekside</strong></td>
<td>1,700</td>
<td>26'</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>match existing</td>
<td>4:12</td>
<td>24&quot;</td>
</tr>
<tr>
<td><strong>Estates (Std. Lot)</strong></td>
<td>2,000</td>
<td>28' (1/3) - 35' max</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>30%</td>
<td>6:12</td>
<td>24&quot;</td>
</tr>
<tr>
<td><strong>Estates (3/4 acre or G.Course)</strong></td>
<td>2,500</td>
<td>28' (1/3) - 35' max</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>30%</td>
<td>6:12</td>
<td>24&quot;</td>
</tr>
<tr>
<td><strong>Lakeside</strong></td>
<td>1,500</td>
<td>28' (1/3) - 35' max</td>
<td>up to 70'</td>
<td>12' for relief</td>
<td>G. course only</td>
<td>4:12</td>
<td>12&quot;</td>
</tr>
<tr>
<td><strong>Parkside</strong></td>
<td>2,000</td>
<td>28' (1/3) - 35' max</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>G. course only</td>
<td>4:12</td>
<td>12&quot;</td>
</tr>
<tr>
<td><strong>Pinnacle Views</strong></td>
<td>1,600</td>
<td>28' (1/3) - 35' max</td>
<td>up to 70'</td>
<td>12' for relief</td>
<td>G. course only</td>
<td>4:12</td>
<td>12&quot;</td>
</tr>
<tr>
<td><strong>Predator Ridge</strong></td>
<td>TBD</td>
<td>28' (1/3) - 35' max</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Retreat</strong></td>
<td>1,500</td>
<td>28' (1/3) - 35' max</td>
<td>up to 70'</td>
<td>12' for relief</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Saddleback</strong></td>
<td>TBD</td>
<td>28' (1/3) - 35' max</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>TBD</td>
<td>TBD</td>
<td>TBD</td>
</tr>
<tr>
<td><strong>Solstice Ridge</strong></td>
<td>2,000</td>
<td>28' (1/3) - 35' max</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>30%</td>
<td>6:12</td>
<td>24&quot;</td>
</tr>
<tr>
<td><strong>Stoney Creek</strong></td>
<td>1,600</td>
<td>28' (1/3) - 35' max</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>20%</td>
<td>6:12</td>
<td>18&quot;</td>
</tr>
<tr>
<td><strong>Summit</strong></td>
<td>1,500</td>
<td>28' (1/3) - 35' max</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>10%</td>
<td>5:12</td>
<td>12&quot;</td>
</tr>
<tr>
<td><strong>Willow Park</strong></td>
<td>1,500</td>
<td>28' (1/3) - 35' max</td>
<td>35' for 2' offset</td>
<td>12' for relief</td>
<td>match existing</td>
<td>5:12</td>
<td>12&quot;</td>
</tr>
</tbody>
</table>