

DEVELOPMENT DESIGN GUIDELINES



*The*  
STONE  
CANYON  
*Club*

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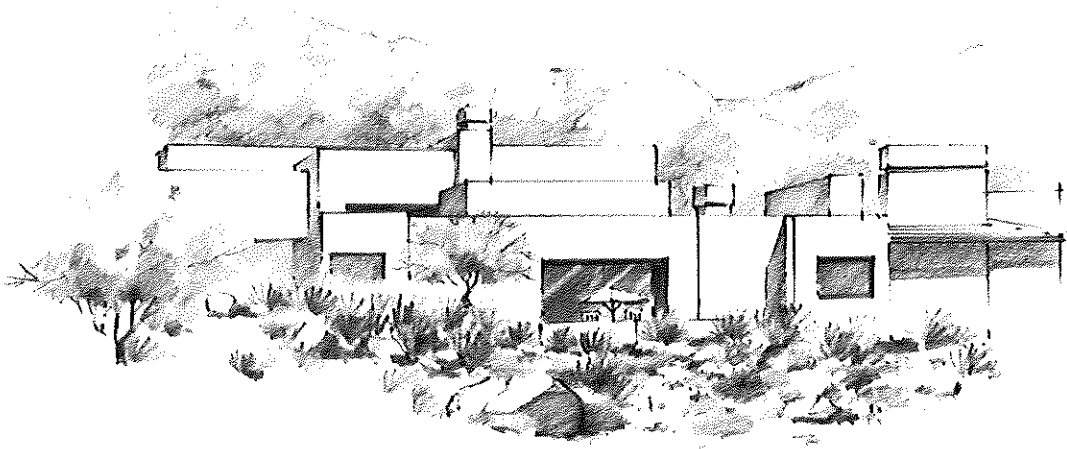
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landscape architecture community design

## P H I L O S O P H Y

The Stone Canyon Club is a master-planned residential golf community located north of Tucson in the Town of Oro Valley. It is surrounded on the north by the Tortolita Mountains and on the east by the Santa Catalina Mountains, affording exceptional views in both directions.

The overall intent for The Stone Canyon Club is to create an elegant, master-planned residential golf community that will complement the natural beauty of the Sonoran Desert. This will be an upscale gated community with an 18-hole private golf course, hiking/walking trails, tennis, fitness and swimming facilities.

The purpose of these Design Guidelines is to provide an overall framework for development and to create a cohesive development within The Stone Canyon Club. The Design Guidelines will provide standards for architectural design, site planning and landscape architecture, a process for approval for all projects, and construction regulations. These Design Guidelines have been adopted by the Design Review Committee (the "DRC") pursuant to The Stone Canyon Club Declaration of Covenants, Conditions, and Restrictions (the "Declaration") and in compliance with the Rancho Vistoso Declaration of Covenants, Conditions, and Restrictions. These Design Guidelines shall apply to all Lots located within The Stone Canyon Club.



SECTION I  
ARCHITECTURAL  
DESIGN GUIDELINES

**Architecture**

The architectural guidelines outlined within The Stone Canyon Club are not intended to dictate any certain style of acceptable architecture, but rather attempt to set forth standards by which design ideals are followed. It is the intention of these guidelines to provide the Owner with the greatest flexibility in personal expression while creating harmony between those elements of the built environment with the inherent quality and beauty of the natural desert environment.

**1. Compliance with the Local Codes**

All building and structures erected within The Stone Canyon Club and the use and appearance of all land within The Stone Canyon Club shall comply with all applicable local zoning and code requirements as well as the Declaration and these Design Guidelines.

**2. Architectural Theme**

(a) All buildings and other Improvements erected within The Stone Canyon Club must be approved by the DRC prior to submittal to the local government or the commencement of construction.

Preliminary architectural designs for all buildings and structures must be reviewed and tentatively approved by the DRC prior to the preparation of final plans to be submitted to the Town. Examples of architectural styles that are prohibited are:

- French Country, Normandy, Tudor, English, Colonial, Log, Ultra Modern

(c) The DRC encourages product designs and use of materials and styles appropriate to the southwest. Architectural design should be sensitive to and compatible with the natural desert environment.

(d) The DRC encourages use of details which will soften and enhance the architectural design. These include:

Detail and relief of windows, entrances and doors.

Breaks in the roofline with elevation changes.

Shade structures, canopies, and walks.

People gathering/activity spaces.

Attention to service spaces.

They are illustrated in the following pages.

(e) When a building design has been approved and the necessary building permit obtained from the Town of Oro Valley, the applicant should proceed in a timely manner with the commencement and completion of all construction work. The Owner shall have 18 months to complete construction after receiving a building permit. Such commencement shall occur within 90 days from the date of obtaining the building permit. If the applicant shall fail to comply with the 90-day commencement, the approval from the DRC may be revoked. If the construction is not completed within 18 months, the Village Association shall have the right to assess the Owner for the cost of completion, and shall collect such costs as provided in the Declaration. Said funds collected shall be used to complete the construction in accordance with the approved plans.

### 3. Exterior Colors

(a) The exterior colors of all buildings and structures must be approved by the DRC based on a submitted 6-square-foot-minimum sample color panel of both principal and accent colors. Extremely bright and/or primary colors will not be permitted.

The intent is to reflect the rich and varied desert colors. Specific exterior material colors (including, as applicable, main body color, trim color, roofs, window frames, doors, and accent color) shall not exceed a 40% Light Reflective Value (LRV) and must be submitted as samples for specific DRC approval.

(b) Plans and specifications submitted to the DRC must include detail of the exterior color scheme, including all exterior surfaces. Exterior surfaces must be compatible with the other buildings in the neighborhood.

(c) Any repainting or redecorating of exterior surfaces will also require submission of a color scheme to the DRC for approval unless repainting with the same colors.

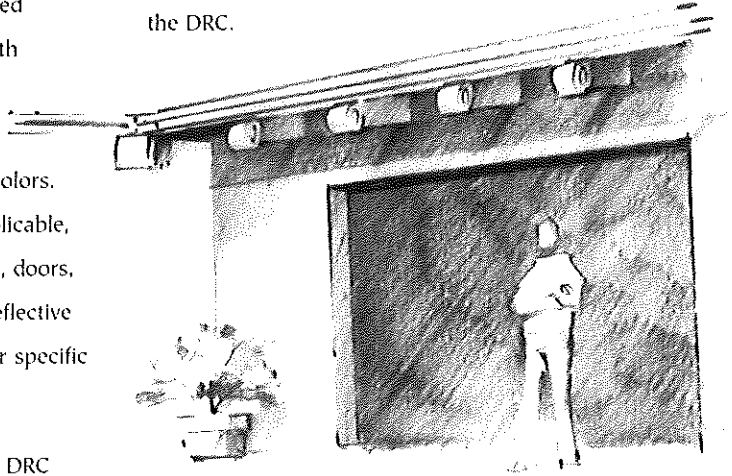
### 4. Building Materials

(a) All exterior building materials and the commencement of any exterior alteration must be approved by the DRC.

(b) Finished building materials must be applied to all exterior sides of buildings and structures. Each material will be used to express its characteristics in an appropriate manner with colors and textures compatible with the natural surroundings and other buildings and structures in the general vicinity. Wood-sheet and vinyl siding are prohibited.

(c) Permitted exterior finished materials include plastered unit masonry, adobe, slump, split, stone or textured decorative block, and rough-sawn wood. Other materials may be approved by the DRC. Accent panels of

wood or stone may be utilized if approved by the DRC. Synthetic stone may be used but must be approved based on a minimum 20-square-foot sample panel submitted to the DRC.



### 5. Roofs

All roofs shall be of a material, texture and color approved by the DRC. In keeping with the low landscape, roofs should be predominantly flat or of low pitch to reinforce the traditional desert architecture, which emphasizes horizontal elements instead of vertical elements.

The overall appearance of the Residence will be an important consideration. The color of roofs must conform to the color standards set forth by these Design Guidelines (see "Exterior Colors," this page). Dominant colors such as black, white and red detract from the natural colors of the desert. Overhead screens, shade covers, patio roofs and other similar Structures shall be constructed of materials and colors to match the main roof. An Owner-provided sample of any proposed roof materials and colors shall be reviewed by the DRC during the submittal review process. All proposed roof materials and colors shall be reviewed on a case-by-case basis.

Flat roofs shall be any roof area having a slope of less than 3 vertical inches per 12 horizontal inches. Flat roofs

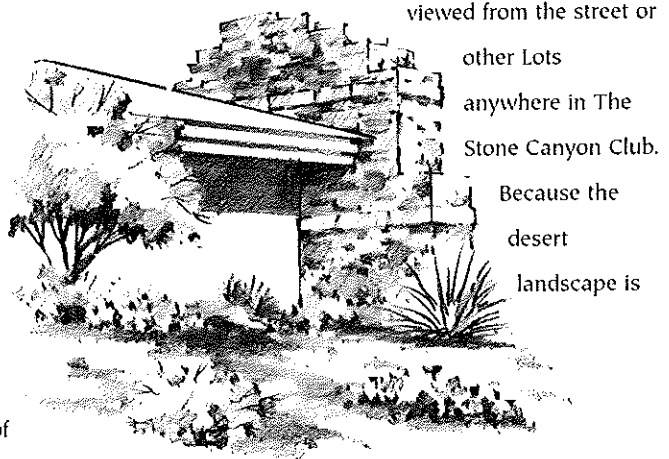
and the related parapet walls shall create rooflines compatible with the overall character of the foothill topography. All flat roofs shall be enclosed by a parapet wall that is a minimum of 18 inches taller than the immediately adjacent flat roof surface. Continuity of parapet walls in flat roof areas is required. Parapet walls are required between all level changes in adjacent flat roof areas. No roof area greater than 1000 square feet shall occur without an intervening parapet. As such, flat roof designs with larger roof plane areas shall include false parapets to visually break up the roof plane. Flat roofs shall be finish coated to color blend with the Structure's exterior wall color. White, off-white, or reflective finished-coated flat roofs are prohibited. All vents and other projections shall be colored to match the finished roof material coating color. No mechanical equipment of any kind will be permitted on flat roofs.

Pitched roofs shall be any roof area having a slope of 3 or more vertical inches per 12 horizontal inches ranging up to a slope of 4 vertical inches per 12 horizontal inches maximum. Roof areas with greater slope are prohibited. Ridgelines may not extend more than 50 feet in any direction without either a vertical or horizontal change in direction. Pitched roofs and the related massing of elements shall create rooflines compatible with the overall character of the foothills topography. Pitched roofs shall be finished with a visually aesthetic material of rounded clay tile, rounded concrete tile, flat concrete tile, or patinaed copper, all of which shall exhibit muted earth-tone colors. Pitched roof colors shall complement the Structure's exterior wall color. Reflective materials, including all other metal roof materials, are prohibited. All vents and other projections shall be colored to match the finished roof material color. No

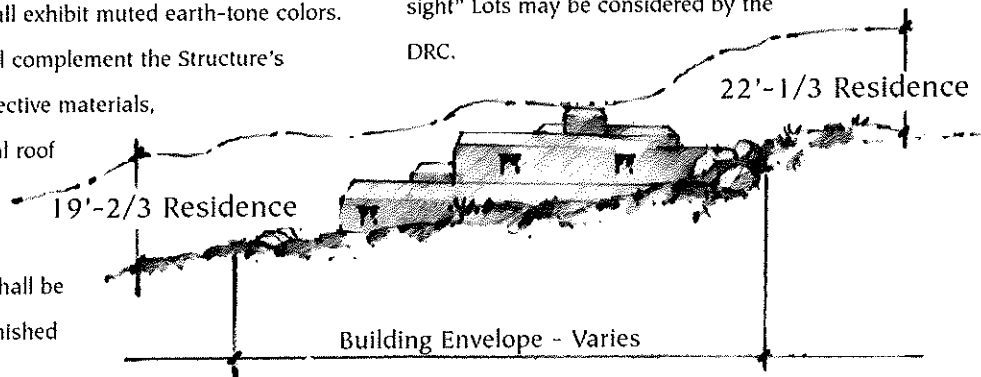
mechanical equipment of any kind will be permitted on pitched roofs. Roofs may not descend closer to finish grade than 7 feet.

## 6. Height of Structures

The DRC intends to discourage, and has the right to prohibit, the construction of any Residence or other Structure which would appear excessive in height when



low, rarely reaching two stories in height, and low buildings conserve energy and lower temperatures, low-profile buildings are encouraged at The Stone Canyon Club. They may be sited below grade. Two-thirds of the Residence must not exceed 19 feet, with the remaining third allowed a maximum height of 22 feet. Heights shall be measured from the Natural Grade to the nearest high point of the Structure or any projection therefrom. Special allowance for 2-story homes on secluded "out-of-line-of-sight" Lots may be considered by the DRC.

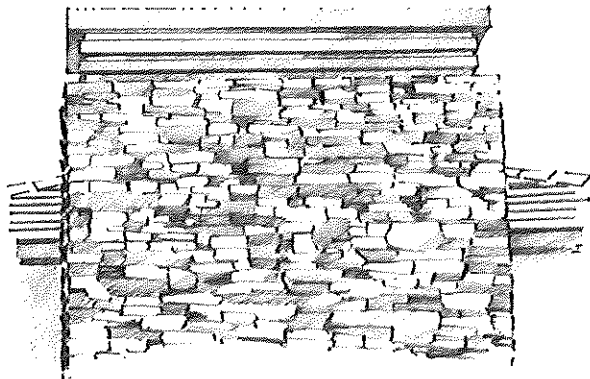




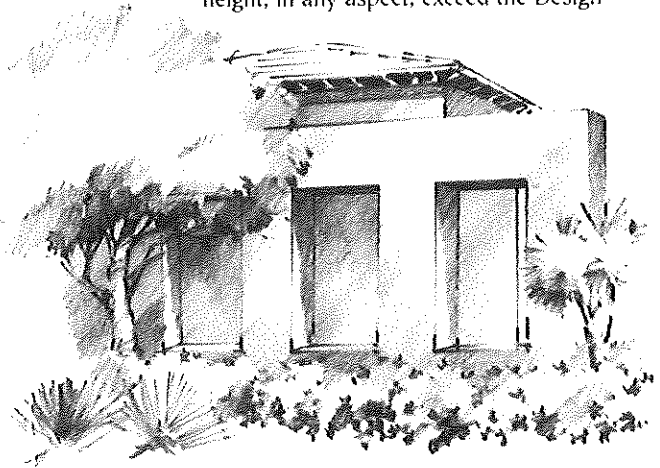
Retaining walls and other walls not directly supporting a building Structure, except screen walls, shall not exceed 8 feet in height, measured from the lowest Natural Grade (measured on the outside of the wall) adjacent to the wall. The appearance of such walls over 6 feet in height must be softened by landscaping with trees or large shrubs. On a case-by-case basis, the DRC may grant a wall height to exceed 8 feet. In such a case, it is required that more than one wall be used, provided there is a minimum planting area of 10 feet between each of the walls.

Screen walls may not exceed 6 feet in height measured from the lowest Natural Grade adjacent to the wall.

In order to ensure compliance with the height restrictions imposed by these Design Guidelines, the following procedures must be followed. As part of the final site plan submittal and prior to any site work being undertaken, the Owner/Builder shall, at his or her expense, have a licensed Arizona Land Surveyor, or civil engineer, establish permanent benchmarks outside of the proposed area of disturbance and establish the elevation of Natural Grade adjacent to the highest elevation points of the Residence. During construction, the elevation of finished roofs or other Structures shall be established and compliance with approved plans shall be certified. This certification shall be placed on file with the DRC. At any time during or after framing, the DRC may require the



Owner/Builder to certify that the finished height of the Residence complies with these requirements. Should the height, in any aspect, exceed the Design



Guidelines set forth herein, the Owner/Builder shall immediately bring the Residence into full compliance.

## 7. Building Projections

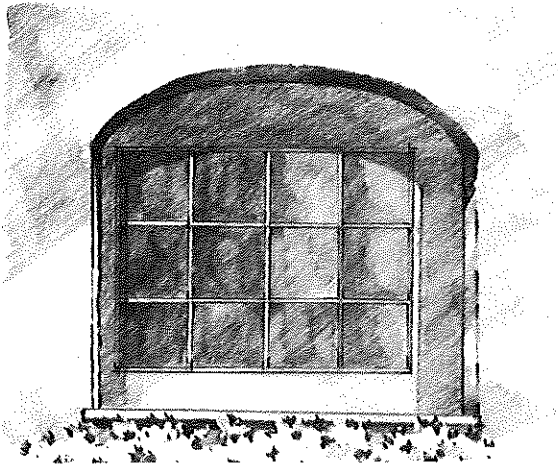
All projections from a Residence or other Structure including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways shall match the color of the surface from which they project, or shall be of an approved color. Any building projection must be contained within the Building Envelope.

## 8. Antennae/Satellite Dishes

There shall be no antennae or satellite dish of any sort (except 24-inch satellite dishes), either installed or maintained, which is visible from any neighboring Building Envelope. It is encouraged that any equipment be ground-mounted or installed on the side wall of the Residence as to avoid view from adjacent properties, the clubhouse, or other private facility.

## 9. Windows, Skylights and Glass Block

Skylights should be integrated into design of the roof, energy-conservative, and consistent with the materials of the house. Windows and clerestories of anodized



aluminum, baked enamel, or wood are preferred for the desert climate. When used on a flat roof, a skylight must be darkly tinted, of a low profile, a minimum of 12 inches below any adjacent parapet, and screened so that it will not be visible from neighboring properties. Skylights will be permitted on pitched roofs on a case-by-case basis and must be integrated in the roof design, and glazing must be a color compatible with adjacent roof color. No white or clear skylights will be permitted. Unless otherwise approved by the DRC, glass block will only be allowed on a limited basis in those private areas within a Residence, such as a bathroom, in which additional natural light would be beneficial. Glass block must be recessed 6 inches when used. Any exterior window covers or wrought iron guards must be approved by the DRC.

Any windows of a Residence must be recessed a minimum of 6 inches.

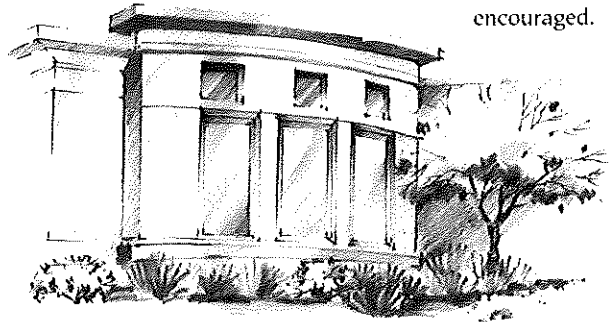


## 10. Patios and Courtyards

Patios and courtyards shall be designed as an integral part of the architecture of the Residence so they can be shaded and protected from the sun by the walls of the Residence. These open areas can take advantage of natural airflow to produce cooler temperatures. By orienting these outdoor spaces inward, encroachment of the desert will be minimized.

## 11. Solar Application

Passive solar application, or the orientation and design of the Residence for maximum winter sun gain to reduce winter heating needs, will be encouraged.



When used on a flat roof, solar panels must be of a low profile, a minimum of 12 inches below any adjacent parapet, and screened so that they will not be visible from neighboring properties or the clubhouse. Solar collectors can result in excessive glare and reflection, and can only be approved in advance by the DRC if they are integrated into the Structures or landscaping on a Lot and will not be visible from any neighboring Building Envelope.

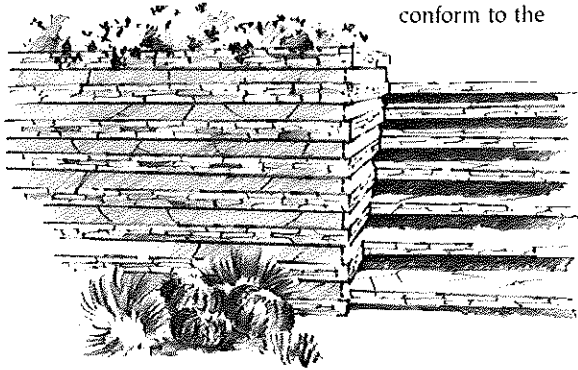
## 12. Barbecues, Firepits and Fireplaces

Built-in barbecue units, firepits and/or fireplaces must be contained within the rear yard patio or courtyard. Chimney elements must be sited to avoid obstructing views from inside the house or from adjacent properties. Also, caution must be exercised to avoid the proximity of smoke to neighboring Residences. The chimney element of such Improvements must set back a minimum of 10 feet from any side or rear view fence panel. Both gas and wood-burning units are currently permitted but either or both may be disallowed per future environmental regulations.

## 13. Walls

Walls of unit masonry with stucco or stone may be used for privacy, to delineate the Private Zones from the rest of the Building Envelope, and as screening for cars and service areas of the Residence. They should be a visible extension of the architecture of the Residence, and must be located within the Construction Envelope. The

colors of exterior walls must conform to the



same color standards as described above. They may not be used to delineate Lot lines, or to arbitrarily delineate the Building Envelope and/or Construction Envelope. Privacy or screen walls exceeding 6 feet in height from the lowest Natural Grade adjacent to the outside wall must be approved by the DRC.

Prior to the construction of any fence or wall, plans indicating materials to be used and location shall be submitted to the DRC for approval. Lot lines shall be verified by the Builder (or Owner) prior to construction.

Any fences or walls installed by the Developer will not be removed, altered or painted without the DRC's prior written approval.

## 14. Service Yard

Walls are required as screening for a service yard, if any, to enclose aboveground garbage, electric panels, air-conditioning units, pool equipment, trash containers, and other outdoor maintenance and service facilities, which must be of sufficient height so equipment may not be visible from a neighboring Lot or street.

## 15. Foundations

All exterior wall materials must be continued down to finish grade, thereby eliminating unfinished foundation walls and/or footings, outside or inside.

## 16. Guest Houses

A guest house which includes a kitchen is not permitted in the Town of Oro Valley. Such Structures should be designed as a single visual element with the Residence, and should be visually connected by walls, courtyards, or other major landscape elements. The guest suite, without a kitchen, can be constructed on any Lot either detached from or attached to the Residence so long as it is contained within the Building Envelope, and is approved by the DRC. No guest house or guest suite may be leased or rented separately from the main Residence.

## 17. Greenhouses

Greenhouses must be attached to the residence within the Building Envelope and be DRC-approved.

## 18. Awnings

Awnings must be retractable and require DRC approval. Awning overhang colors must complement the Residence exterior.

## 19. Ancillary Structures

All ancillary Structures, including but not limited to ramadas, gazebos, and pool pavilions, should be designed in the same architectural style as the main Residence, including use of colors, exterior materials, and landscaping. They must be visually connected by walls, courtyards or other major design elements.

## 20. Basketball Hoops and Other Recreational Facilities

Basketball hoops and backboards may be installed on any Residence, when approved in advance by the DRC. However, no such structure shall be installed on the elevation or in the yard of a Residence that faces any street. The installation of such items will be subject to any stipulations imposed by the DRC. Particular attention will be given to the visual and acoustic privacy of adjacent Lots, as well as color and visibility of its location. Additional landscape material may be requested at the discretion of the DRC for screening purposes. Both the backboard and pole must be removable to allow the facility to be disassembled when not in use.

Lighting of the hoop and backboard is not permitted. It is within the sole discretion of the DRC to refuse the installation or use of any recreation facility if it is so determined to have a negative impact on the community.

## 21. Ornamental Objects

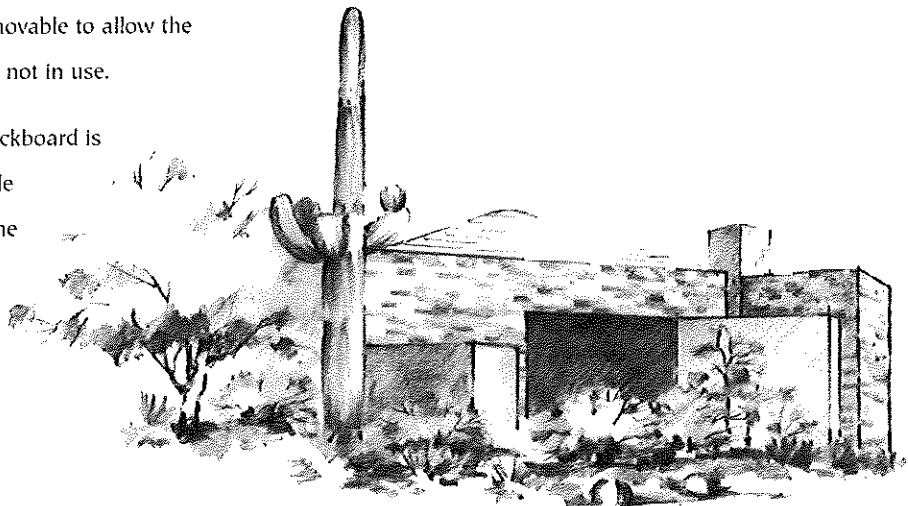
Exterior ornamental objects such as, but not limited to, metal, ceramic, or wood sculptures, fountains, ponds, statues and plastic characters require DRC approval. These objects are not permitted in front or street side yards. Approved fountains may be installed in rear yards and front walled courtyards only, and shall be no greater in height than that of the adjacent roofline. Any ornamental objects must be of a scale appropriate to the adjacent Residence and be compatible with the architectural character of the community.

## 22. Flagpoles

Freestanding flagpoles will not be allowed on any Lot. The American flag, State of Arizona flag or other appropriate flag may be displayed on special occasions if it is hung from a pole bracket that is mounted to the Residence, or if it is suspended from a roof overhang.

## 23. Building Orientation

The location and orientation of all buildings and structures must be approved by the DRC prior to submittal to the Town of Oro Valley for construction permits. Building orientation and design should maximize energy efficiency.



## 24. Fire Protection System

All homes must include interior fire sprinkler systems.

## 25. Golf Course Lots

Each Owner is solely responsible for mitigating the potential hazards of living on the golf course. The potential hazard of golf balls or other objects entering a Lot must be considered when designing a Residence. The location and size of windows, and the location of patios and courtyards may be affected by the relationship of the Lot to the golf course. Where appropriate, exterior building materials, including glass, which can withstand the effect of errant golf balls, should be utilized.

The use of screens, nets, or other similar materials for protection shall not be permitted. Appropriate building siting and orientation and the use of natural landscape elements such as native trees, shrubs, and landforms shall be used to achieve protection.

The Developer, the Design Review Committee, and the Village Association shall not be responsible for any damage or injury caused by errant flying objects as a result of play on the golf course.

The golf course owner reserves the right to add, remove, and relocate native trees and other landscaping to

the golf course and to change the location, configuration, size, and elevation of tees, bunkers, fairways, greens, cart paths, bridges, rest rooms, irrigation pump stations, and rain shelters on the golf course.

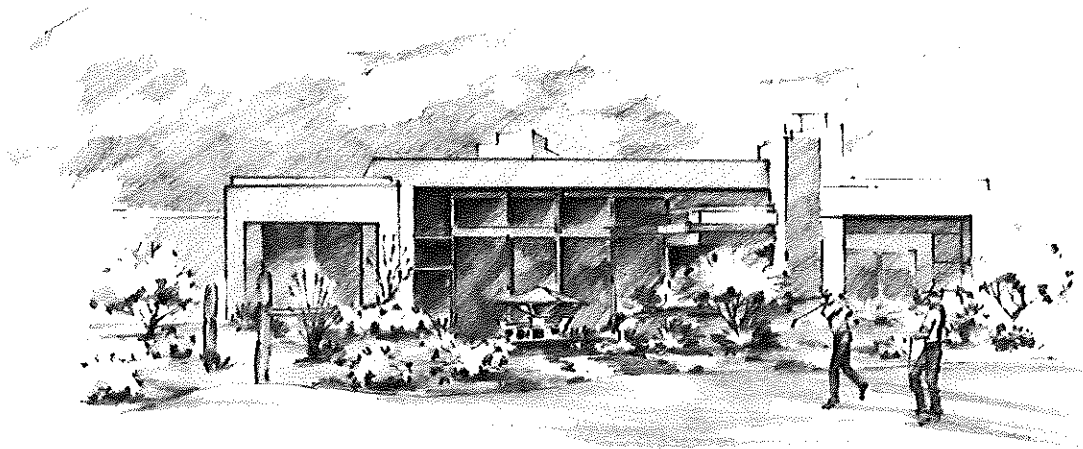
Neither the Developer nor the Village Association guarantees or represents that any view over or across the golf course will be preserved without impairment.

## 26. Building Envelope or Area

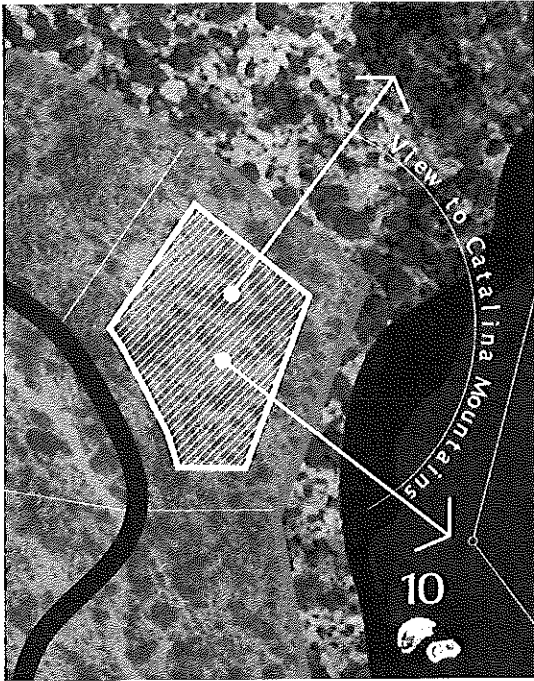
The Building Envelope is the portion of each Lot within which all Improvements must be built and alterations to the existing landscape may be permitted.

The most appropriate Building Envelope has been identified for each Lot based on the natural features of the Lot, view relationship to adjacent Building Envelopes, and topography. All Lots of 36,000 square feet or greater size may have a maximum Building Envelope of 20,000 square feet. Smaller Lots are limited to Building Envelopes equal to 15,000 square feet. Variances must be approved by the Town of Oro Valley and the DRC.

If an Owner owns two contiguous Lots and wants to combine the two Lots into a single homesite, the Owner may do so only with the prior consent of the DRC and only if the change, in the DRC's opinion, does not materially impair views and/or privacy from neighboring Lots or



Common Areas. When considering combining Lots, the Owner must recognize that combining two Lots or Building Envelopes may be beneficial, as it could provide more natural Open Space between adjacent Lots and improve view corridors; it may also have an adverse impact on the views and privacy of other nearby Lots or Common Areas,



and therefore may not be approved by the DRC. Combined Lots will be required to maintain a minimum side and front yard setback of 40 feet; however, an Owner may apply for a variance on front yard setback based on specific Lot configurations subject to DRC approval. In any case, the maximum Building Envelope shall be 120% of the largest Building Envelope allowable on the largest of the original Lots. The Owner or his representative is urged to submit a proposed revised Building Envelope for combined Lots prior to acquisition and/or as early in the design process as is reasonable prior to preliminary submittal. Specific focus will be placed on, but not limited to the following:

- Adjustments in Building Envelope

- Preservation of view corridors

- Building height restrictions

- Architectural massing

The plat for a newly configured single Lot must be approved by the Town of Oro Valley and must be recorded. All expenses associated with recording the new Lot and pursuing any required governmental approvals are the responsibility of the Owner.

## 27. Site Work

Owners should be creative in the design process. Owners are encouraged to alter as little of the site as possible from its original condition, protecting existing watersheds and drainageways wherever possible. Structures should be limited to the areas on the site where drainage, soil and geological conditions will provide a safe foundation. Typically, Residences should be nestled into the land, remaining low, in order to be a part of the site rather than being perched on it, which may result in unnecessary height of Structures. Buildings and Improvements should step following slopes, using split and multi-level solutions wherever possible to follow existing contours and achieve a balance in earthwork requirements. When the construction is finished, the earth around the Residence and site wall should lie against the walls as nearly as possible to the original angle of slope.

Once a preliminary plan is well defined, it is recommended, and may be required, that the corners of the buildings be staked on the site and elevations taken at each corner with a transit. With this information, it is often possible to determine exactly how to adjust the design to minimize the Structure's height and conform it to the existing contours. The impact of the proposed Residence on other properties and/or Common Areas with respect to privacy, view preservation, and ease of access must be considered, except as approved by the DRC in connection with the construction, reconstruction, or alteration of any

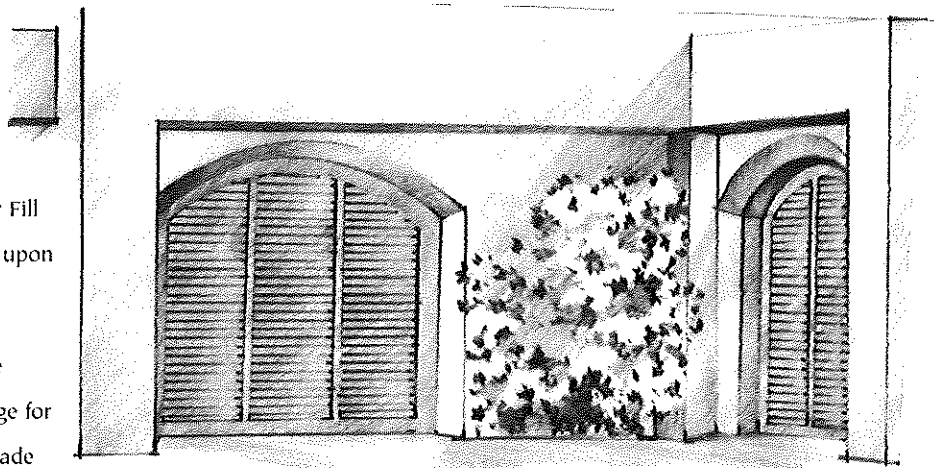
Improvements for which the Owner has obtained the approval of the DRC:

(a) No Excavation or Fill shall be created or stored upon any Lot;

(b) No change in the natural or existing drainage for surface waters shall be made upon any Lot; and,

(c) No Protected Plants shall be damaged, destroyed, or removed from any Lot.

In the event of any violation of (a) or (b) above, the DRC and/or the Village Association may cause the Lot to be restored to its state existing immediately prior to such violation; or, in the event of any violation of (c) above, the DRC may cause to be replaced any Protected Plant which has been improperly removed or destroyed with such other plant that the DRC may deem appropriate. The Owner of any such Lot shall reimburse the DRC and/or the Village Association for all expenses incurred by it in performing the Owner's obligations under this paragraph; provided, however, that with respect to the replacement of any plant, the Owner shall not be obligated to pay an amount in excess of the expenses which would have been incurred by the DRC and/or the Village Association had it elected to replace the damaged, destroyed, or removed Protected Plant with a similar type and size. In addition, fines might be imposed by governing authorities under Arizona Law.

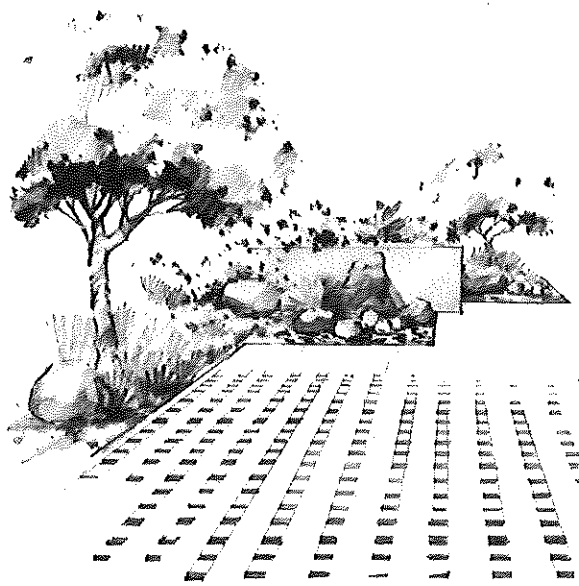


## 28. Garage and Parking Spaces

Garage doors must be integrated with the design of the Residence in material and massing, and must be recessed a minimum of 1 foot. The articulation of any garage door must relate to other exterior doors of a Residence. Detached garages are permitted in compliance with applicable building codes. All garage bays must be oriented away from the street with a dimension width of 10 feet and height of 9 feet. Double garage bays are permitted. Each Residence shall contain parking space within the Lot for at least two automobiles in an enclosed garage. Carports are not allowed. Two additional parking spaces are required to accommodate guest parking. No on-street parking will be permitted. Other than personal automobiles, all vehicles including trucks, boats, trailers, campers and recreational vehicles must be kept in a closed Structure or screened from view.

## 29. Driveways

Driveways shall be a maximum of 16 feet wide at the curb and are permitted to widen within the Lot. However, driveways that are wider than 16 feet require interruption by way of a 5-foot planter.



No industry standard gray concrete driveways will be allowed. All driveways must be constructed of pavers, integrally colored concrete, exposed aggregate concrete or flagstone. Feature "bands" of separate materials may be approved.

### 30. Storage Tanks

All fuel tanks, water tanks, or similar storage facilities shall either be constructed to be shielded from view by walls or Structures, or shall be installed or constructed underground.

### 31. Site Drainage and Grading

Site drainage and grading must be accomplished with minimum disruption to the Lot and shall neither drain onto adjoining Lots and Common Areas, except as established by natural drainage patterns, nor cause a condition that could lead to soil erosion on Open Spaces. All grading must conform with Rancho Vistoso P.A.D. grading standards. Water drainage patterns must remain unchanged to entering and exiting the Lot in the manner they did naturally prior to any construction.

Developing a proper drainage plan will be the responsibility of the Owner. Existing road shoulder drainage patterns should be maintained where driveways intersect streets. Any drainage damage that may occur from one Lot to other Lots or Common Areas because of a change in natural conditions will be the responsibility of the Owner of the Lot which caused the unnatural drainage flow. Approval of a drainage plan by the DRC does not make the DRC liable or responsible to the Owner or others with respect to the adequacy of the engineering or otherwise, but merely implies compliance with the intent of these Design Guidelines and with design aesthetics. DRC approval does not eliminate or reduce the obligation of the Owner to comply with all legal requirements and be responsible for all damages resulting from changes in natural conditions.

All culverts, bridges, or other drainage Structures constructed must be finished with headwalls, wingwalls, or other devices so as to prevent the erosion of slopes or soils and/or the exposure of the conduit or any unfinished Structure. These Structures must be finished in integrally colored concrete. Boulders, stone facing and landscaping are encouraged to screen drainage structures. Culverts must be sized to accommodate existing roadway drainage or site drainage.

### 32. Setbacks

Houses shall have a minimum 30-foot setback from all streets, which area shall remain undisturbed natural desert, except for access drives as herein below provided. Side and rear setbacks must conform to Town of Oro Valley requirements. No Building Envelope may fall within the minimum setbacks.



### 33. Washes

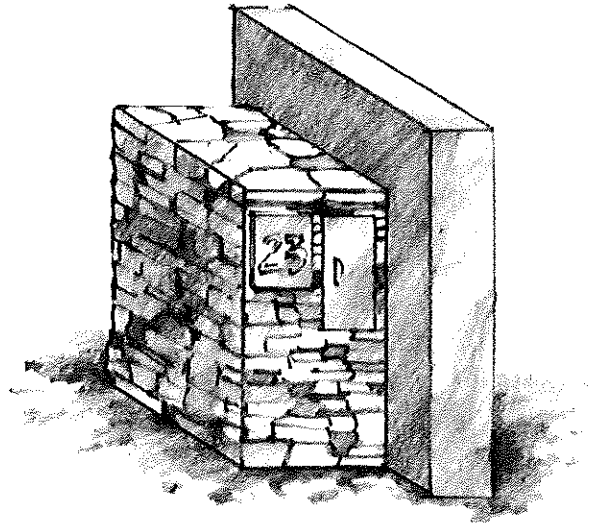
Minor natural drainageways occur throughout The Stone Canyon Club, and should not be obstructed. Improvements should be sited to avoid these washes, although they can be sited at the edge of a wash, and walls or other improvements may be designed and constructed to bridge washes without obstructing 100-year storm flows, subject to approval by the DRC.

### 34. Swimming Pools and Spas

Swimming pools and spas should be designed to visually connect to the Residence through walls or courtyards, and should be screened or separated from the Natural Zone or direct view from the street or from adjacent properties. They must be constructed according to Town of Oro Valley regulations. All pools must be sited within the designated Building Envelope and Construction Envelope, and be compatible in size and scale to the proposed Residence. All pool equipment must be screened by walls or Structures from direct view of neighboring properties. Diving boards and slides are permitted only by DRC approval.

### 35. Tennis Courts

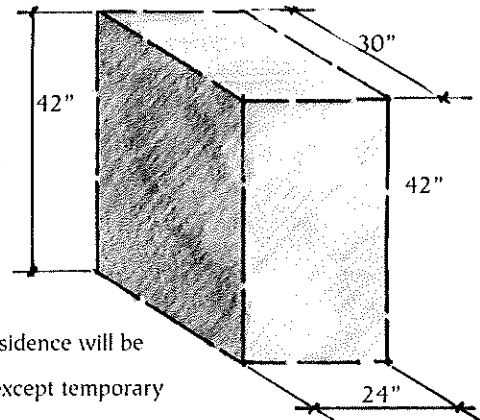
Tennis courts are not allowed except in certain situations on large Lots as approved by the DRC. Tennis courts should be fenced and sited for minimal visual impact from the streets or from neighboring properties. Protection for the Natural Zone must be provided. The construction of tennis courts below grade helps to reduce the need for fencing and is encouraged. No tennis court lighting will be allowed except as permitted in the Declaration. In any event, approval of a tennis or sport court will be made at the sole discretion of the DRC. Even if the design of a tennis or sport court meets all of the above criteria, it may not be approved because of such



considerations as slope conditions, vegetation, or limited area.

### 36. Home Identification / Mailboxes

Detached address identification signs for a Residence must conform to the approved design per the specification below, and must be installed by each single-family Lot Owner. The design of each mailbox must be of the same materials and colors of the Residence. Each mailbox must be an enclosed structure with the ability to back-light the residential address number. The address letters and numbers must be of The Stone Canyon Club approved text style. Integral within the mailbox standard should be an appropriate location for newspaper delivery. No additional signage detached from the Residence will be permitted, except temporary construction signs, or other, as permitted by the Declaration and approved by the DRC.



### 37. Lighting

The intent of the lighting guidelines is to create a unified, natural effect which will not interfere or compete with the dramatic nighttime panorama of views of the desert, surrounding mountains, and Tucson city lights. Any additional lighting may be approved by the DRC only if it is limited to a small area within the Building Envelope and will not result in excessive glare. To accomplish these goals, the DRC has established Design Guidelines for residential lighting which address the common types and locations of lights, and set limits on numbers of fixtures, wattage of lamps, etc. In an effort to allow each Owner the flexibility and freedom to creatively resolve unique conditions, the DRC will ultimately consider the acceptability of each installation and its resultant light levels and visual effects on surrounding properties and Common Areas on a case-by-case basis.

The DRC will not approve a lighting design as part of the design review process if it is not in strict compliance with these Design Guidelines; however, it will review alternative installations in the field, if requested by the Owner in writing. In order to avoid excessive costs, it is required that any variations from the approved final design be mocked up for DRC review prior to permanent installation. The DRC accepts no liability for any costs or hardships resulting from lighting installations found to be unacceptable to the DRC, and all such findings shall be at the sole and final discretion of the DRC.

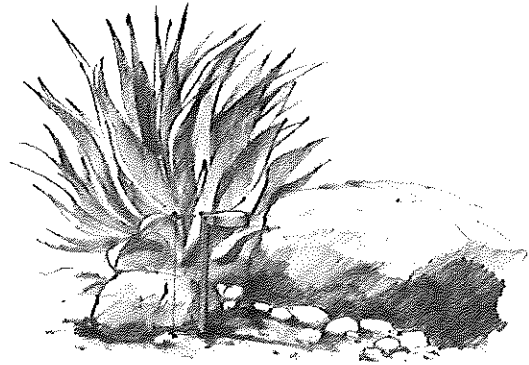
#### Interior Lighting

Interior lighting becomes a concern of the DRC when the light that spills to the exterior causes glare when seen from neighboring properties or Common Areas. Special attention should be given to the aiming and brightness of display lighting and other intense accent lighting as it may

be reflected to the exterior, particularly through high windows, clerestories or skylights. No light sources pointing up or out or visible through high windows, clerestories or skylights are allowed. Darkly tinted glazing may be used on skylights and clerestories, and dark tinting of glass areas or the use of window coverings at other doors and windows may be required to reduce light spill from interior spaces that may require exceptionally high light levels.

#### Exterior Lighting

"Exterior lighting" as used herein shall mean light sources that are located outside the home. Exterior lighting serves one of three general purposes for the purposes of these Design Guidelines: (a) safety; (b) security; and



(c) visual enjoyment of outdoor living spaces as characterized below:

(a) Safety Lighting – Low-voltage lighting mounted in a low-profile manner may be used to illuminate vehicular and pedestrian circulation and assist in circulation outdoors.

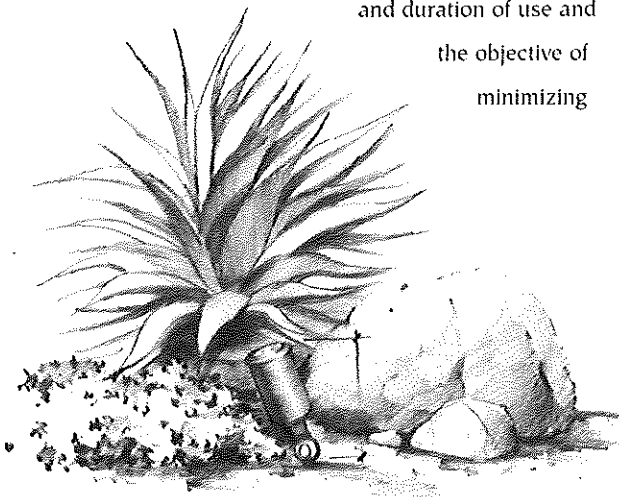
(b) Security Lighting - This lighting is intended to provide bright illumination during emergency situations only, which may include unauthorized trespass, unusual or threatening sounds and/or activities. It must be circuited and controlled separately from any and all other lights. All security lighting must be controlled by sensors. Details and

plans for security lighting must be submitted and approved by the DRC prior to installation.

(c) Visual Enjoyment Lighting - Lighting intended to illuminate exterior living areas, such as patios, pool decks, or landscaping behind walls or in Private Zones. Such lighting may be used only during waking hours. Lighting for visual enjoyment may often provide for safety requirements around outdoor living areas and safety lighting may sometimes contribute to the visual enjoyment of the landscape. Because of differences in the frequency

and duration of use and

the objective of  
minimizing



unnecessary lighting, these lighting functions must be circuited and controlled separately.

### Location/Use

Upward-directed lights will be limited to illumination of only large, mature specimen trees and boulder or rock features as specifically approved by the DRC. Lighting of individual trees or boulders will be limited to a combined total of 100 watts. Lighting systems which satisfy low-voltage criteria are required.

### Driveways

A maximum of 3 upward-directed lights mounted in the ground may be approved to illuminate an approved tree, or trees, at the driveway intersection with the street.

### Holiday Lighting

Lighting for holidays is allowed; however, every effort should be made to mount such displays in locations that are not obtrusive to, or damage, the natural environment. All holiday lighting should be in place for only 30 days prior to and five days after the date of holiday.

### Wattage

The maximum wattage of any exterior light fixture is 50 watts.

### Mounting

Unless otherwise approved by the DRC, exterior lighting shall be mounted as follows:

In the ground or on a post not exceeding 18 inches above grade;

In or upon a wall not exceeding 66 inches above grade; or

Discretely attached to mature trees without causing sway at a height not exceeding 66 inches above grade.

### Shielding

Light sources (lamps and bulbs) of all exterior lighting must be completely shielded from view to eliminate glare from normal standing, sitting or driving view angles from any neighboring Lot or Common Area. For example, lantern-type fixtures with an exposed bulb will not be permitted. Particular care must be taken when lighting homes that are visible from land at lower elevations.

### Aiming

All exterior lights shall be considered either uplights or downlights in accordance with the following requirements:

**Uplights** - Must be aimed so that the focus of the

light source is within 10 degrees of vertical. An exception would be those fixtures mounted below a roofed patio area that are aimed upward. The light source of such fixtures must be fully shielded behind the eaves of a Residence. Uplights that cause light spill into the night sky will not be approved.

**Downlights** - Must be mounted in an approved manner and must be aimed within 10 degrees of vertical and shielded to allow for no light spill above 45 degrees from horizontal and no light source may be visible. The DRC reserves the right to reject a downward-directed light if, at its sole discretion, it appears excessive, inappropriate, or not in conformance with the lighting philosophy of The Stone Canyon Club.

Site lighting must be directed downward and/or significantly shielded as to provide sufficient screening of any lamps or light source from adjacent property or Common Area.

All lighting design and location must be approved by the DRC.

### **38. Lot Restrictions**

No more than one Residence and one guest house may be constructed on any Lot.

### **39. Machinery and Equipment**

No machinery, fixtures or equipment of any type including, but not limited to, heating, cooling, air-conditioning and refrigeration equipment, propane tanks, and clotheslines may be placed on any Lot without the prior approval of the DRC. Approval shall be conditioned upon proper screening or concealment from view of a neighboring Lot. The screening or concealment shall be solid and integrated architecturally with the design of the building or structure and shall not have the appearance

of a separate piece or pieces of machinery, fixtures, or equipment. Said screening shall be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles. All air-conditioning units shall be ground-mounted and shall be concealed by a solid enclosure on all sides visible from a neighboring property or the street. Location and screening shall be approved by the DRC. Wind turbines are not allowed. All pool equipment shall be screened from neighboring properties.

### **40. Water Conservation**

Water-conserving accessories, appliances and facilities are required within and in connection with each Residence and other Improvements within The Stone Canyon Club. Such facilities shall include, but not be limited to, low-flow shower heads, flow reducers on faucets, and water-conserving lavatories, washing machines and dishwashers. The Developer requires that all residences built in The Stone Canyon Club meet the Town of Oro Valley water conservation standards for fixtures within the house.

### **41. Garbage**

No garbage or trash may be placed on any Lot except in covered containers meeting the specifications of the local jurisdiction. These containers must be concealed from view of neighboring properties by use of site walls and screening. Rubbish, debris, and garbage shall not be allowed to accumulate. Each Owner shall be responsible for removal of rubbish, debris and garbage not only from their Lot but also from all public rights-of-way either fronting or siding his Lot excluding (a) private roadway Improvements and (b) those areas specified on a Tract Declaration or subdivision plat to be maintained by the Stone Canyon Community Village Association.

## 42. Utility and Service Lines

No gas, electric, power, telephone, water, sewer, cable television or other utility or service lines of any kind may be placed or maintained upon or above the ground of any Lot except to the extent, if any, that underground placement may be prohibited by law or would prevent the subject line from being functional. Aboveground service pedestals, splice-boxes, switch cabinets and transformers will be permitted, where required for public utilities or the landscaping of Common Areas.

## 43. Size and Massing

The sizes of Residences will range from a minimum of 2,500 square feet to a maximum of 12,000 square feet of living area in the custom Lot area. In some areas, the minimum square footage may be higher as further defined in specific declarations for subdivisions. Where deemed appropriate by topography and the DRC, a Basement level of a Residence may be constructed. The square footage of any Basement level is not considered part of the total square footage allowed by any Residence. However, the square footage of a Walk-Out level within a Residence will be included as part of the total square footage amount. In all cases, the square footage of any Residence is subject to review and approval by the DRC.

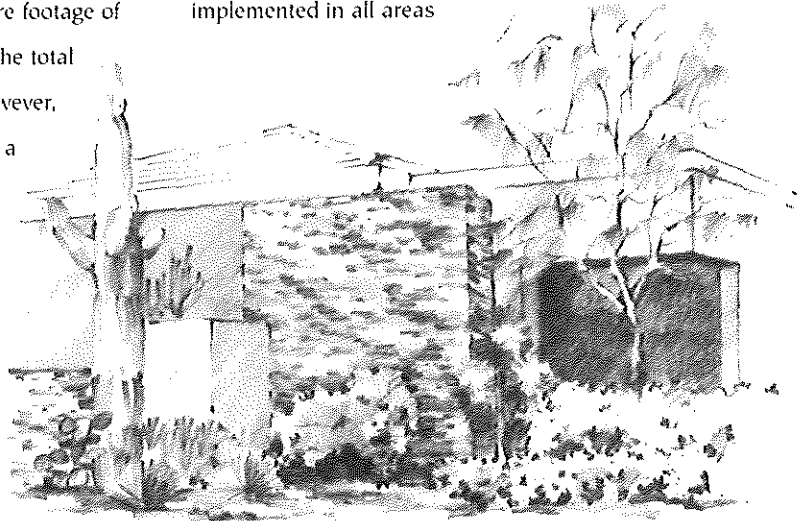
Massing is the arrangement of three-dimensional building solids that form the exterior of the home. Each Residence must be composed of multiple masses with each mass distinguished by a minimum vertical or horizontal offset of 2 feet. At least two distinct masses must be visible from each building elevation. For those Residences that are 5,000 square feet or greater, at least three distinct masses must be visible from each building elevation. In all cases, no singular building mass should exceed 2,500 square feet

in area and/or 80 feet in a single dimension.

# SECTION II LANDSCAPE DESIGN GUIDELINES

## I. Landscaping

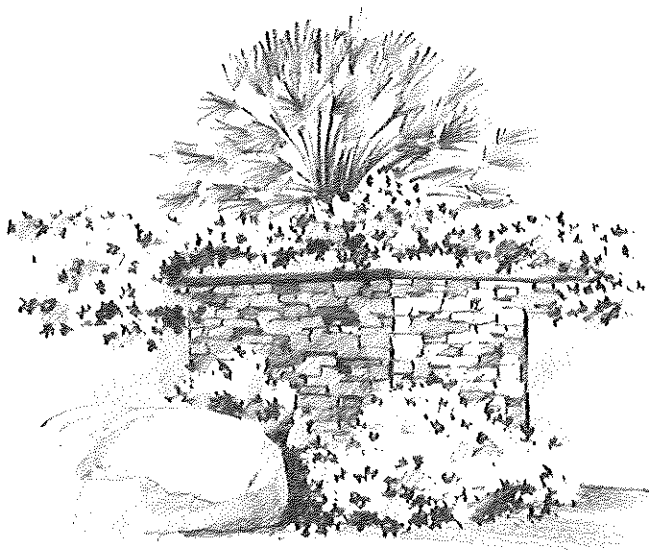
The Stone Canyon Club landscape concept is based on a philosophy of compatibility with the existing Sonoran Desert, sensitivity to its fragile ecosystems and a commitment to low water usage and energy-conserving techniques. To this end, existing natural features such as stands of saguaros, unique vegetative groupings, rock outcroppings and washes must be preserved wherever possible. The majority of introduced plant materials will be indigenous, arid or semi-arid plants ensuring minimal water usage and compatibility with the built and natural environments. An aggressive revegetation program will be implemented in all areas



impacted by construction to ensure an uninterrupted sense of "fit" between the community and its physical environment.

There are three major landscape zones which have been identified throughout The Stone Canyon Club – Natural, Transition and Private Zones.

The Natural Zone is that portion of the Lot which lies outside of the Building Envelope and must remain as natural undisturbed desert and, as such, irrigation of the Natural Zone is not permitted. The indigenous vegetation does not require additional water. Irrigation of the Natural Zone can lead to disease and death of the native plants (particularly cacti), attract undesirable insects, and aid in the spread of undesirable plant species or weeds. In the event revegetation of a Natural Zone must occur, only plants indigenous to the area are to be used. The density



and distribution of any added plant material in the Natural Zone must approximate the densities and distributions found in the immediate area, and temporary irrigation will be required in the destroyed areas until replaced plants are established. Care shall be taken not to allow runoff to impact adjacent undisturbed Natural Zones.

The Transition Zone is that part of the Building Envelope which is visible from the street and from adjacent properties, and is adjacent to the Natural Zone. The plant materials which are permitted to be used in the Transition Zone are listed in Appendix B. The purpose of the Transition Zone is to provide the opportunity for a gradual transition between the indigenous plant materials of the Natural Zone and approved non-indigenous plant

materials permitted within the Private Zone without establishing strong contrasts in vegetation elements. The plant materials included within Appendix B for the Transition Zone do not have high water demands and are drought-resistant. Minimal irrigation in the Transition Zone may be allowed with the approval of the DRC. Irrigation systems must be designed to limit all irrigation to the Transition Zone, without any overspray or runoff onto the Natural Zone. The use of drip irrigation is encouraged.

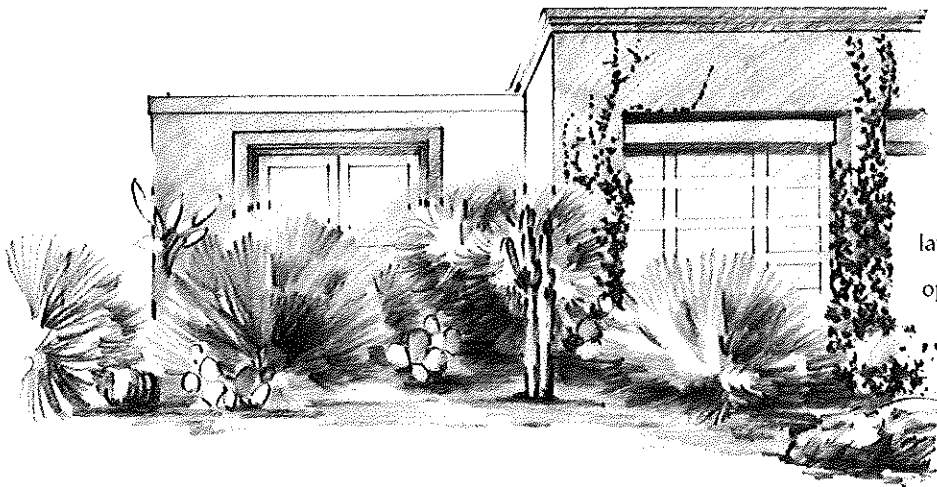
The Private Zone is that part of the Building Envelope which is not visible from the street or from adjacent properties because it is hidden behind walls or Structures, and is separated from the Natural Zone either by the Transition Zone or a design element such as an approved wall or fence. The Private Zone is the least restrictive in terms of what plants, shrubs, and trees can be planted therein, as listed in Appendix B, and, if first approved in writing by the DRC, any other plant not included in Appendix C. The Private Zone includes, for example, a courtyard or atrium, or the area behind a wall where non-indigenous plants are more appropriate. The Private Zone may be designed as a mini-oasis area, which may be as lush and varied as desired by the Owner. Plantings of this nature may require more water and thus should be limited in area. The DRC may require the Owner to provide additional screening or routine pruning and maintenance of grass lawns, or if approved non-indigenous plants or trees grow to a height that makes them visible from adjacent properties.

Any disturbed areas (construction and utility trenches) within the Lots which are not covered by pavement or a Structure shall be landscaped in the existing natural desert manner, using indigenous plants and soil approved by the DRC.

All original (or "first-time") landscaping must be installed in accordance with a plan approved by the DRC. The objective of the landscaping is to generally enhance

the natural desert environment, and to screen, accent, soften and improve the visual character of The Stone Canyon Club. All plant material should be drought-resistant, water-conserving, and generally compatible with the indigenous plant materials (Appendix B). Drip irrigation systems are encouraged. Landscaping plans must be submitted at the same time as all parcel or site data to the DRC.

Completed Residences must have all landscape material installed within 90 days upon the Certificate of Occupancy issued by the Town of Oro Valley. All



completed speculative units must have all disturbed areas within the lot revegetated or landscaped material installed within 60 days of completion, or prior to the sale of the unit. Prior to landscaping, all yards must be maintained in a neat, dust-free condition.

All landscaping must reflect the Southwest character of the development:

All introduced boulder and rock features within landscape must be of similar color and form of existing on-site rock settings.

Rocks and boulders, patios, sidewalks, courtyards and walls may be used to supplement and create imaginative landscaping design.

Special paving features are encouraged.

Artificially colored rock yards are not acceptable at any location. Any Lots having exposed rock surfaces from blading must be stained Eonite or a similar product approved by the DRC.

Where used, all decomposed or crushed granite ground cover must be a gold color and be of 1/2 inch minus or smaller mix.

No tree, shrub, or plant of any kind on any Lot may overhang or otherwise encroach upon any sidewalk or other pedestrian way or bikeway from ground level to a height of 8 feet, without the prior approval of the DRC.

In all site design and site layout, careful attention to open space and any view corridors is important.

## 2. On-site Grading and Drainage

No water shall be drained or discharged from any Lot, or building thereon, except in accordance with grading plans approved by the DRC, and all applicable local ordinances.

# SECTION III CONSTRUCTION REGULATIONS

In order to ensure that the natural desert landscape of each Lot is not damaged during any construction activities, the following regulations shall be enforced during the construction period. These regulations shall be made a

part of the construction contract document specifications for each Residence or other Improvements on a Lot, and all Builders, Owner, and other persons shall be bound by these regulations. Any violation by a Builder shall be deemed to be a violation by the Owner of the Lot.

Policing of building sites during construction will be done by DRC members and The Stone Canyon Club DRC representatives acting as roving inspectors on regular intervals. Violations of the Construction Regulations will be reported to the DRC and a letter will be sent to the Builder involved. Copies of the letter will be sent to the Lot Owner and the DRC representatives. Continued violation of these policies and procedures may result in the Builder and subcontractor being denied access to The Stone Canyon Club.

### **1. Pre-Construction Conference**

Prior to commencing construction, the Builder must meet with a representative of the DRC to review construction procedures and coordinate his activities in The Stone Canyon Club. At the pre-construction conference, the Builder must provide the following:

- (a) Builder's Deposit must be deposited with the DRC representative.
- (b) Construction area plan.
- (c) Construction Envelope fencing plan.
- (d) Construction Schedule. An approximate construction schedule indicating start and completion dates of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date. Any significant delays or interruptions to the construction schedule must be submitted to the DRC at the earliest possible time.
- (e) Any other items as may be requested by the DRC.

### **2. Construction Envelope**

The Construction Envelope limits the area of actual above-grade Improvements of each Lot within the Building Envelope, and is the area within which all activities related to the Improvements to be constructed must occur. At the pre-construction conference and prior to the commencement of any construction activity on a Lot, the Owner and Builder shall provide a detailed plan as to the manner in which the natural desert will be protected, and the areas in which all construction activity will be confined to, including, but not limited to: size and location for construction material storage, limits of Excavation, drive areas, parking, chemical toilet location, temporary Structures, if any, Dumpsters, storage of debris, fire extinguisher, utility trenching, and construction sign. To this end, a chain link construction fence (minimum 5' height) and drive entrance must be erected within ten feet (10') of the Construction Envelope for the duration of construction. The fence shall have a single entrance located at the driveway entrance, and shall be maintained intact until the completion of construction. All construction activities, materials, and equipment must be kept within the construction fence at all times.

### **3. Occupational Safety and Health**

#### **Administration Compliance (OSHA)**

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

### **4. Construction Trailers, Portable Field Offices**

Any Owner or Builder who desires to bring a construction trailer, field office, or the like to The Stone Canyon Club shall first apply for and obtain written approval from the DRC at the time of pre-construction conference. The DRC will work closely with the Owner or



Builder to determine the best possible location in the Building Envelope. Such temporary Structures shall be located only in a location approved by the DRC and shall be removed within fifteen (15) days after certificate of occupancy is issued by the Town of Oro Valley.

## **5. Debris and Trash Removal**

Owners and Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site at least once a week to a dumping site located outside of The Stone Canyon Club. Lightweight material, packaging, and other items shall be placed in a closed container, covered or weighted down to prevent wind from blowing such materials off the construction site. Owners and Builders are prohibited from dumping, burying or burning trash anywhere on the Lot or in The Stone Canyon Club, except in the areas, if any, expressly designated by the DRC. Disposal of any type of chemical, cleaner, fuels, oils or any toxic or environmentally harmful materials is absolutely prohibited at The Stone Canyon Club.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore, or affecting other Lots and any Open Space designated on the final plat. Any cleanup cost incurred by the DRC or the Village Association in enforcing these requirements will be billed to the Owner. Dirt, mud, or debris resulting from activity of each construction site shall be promptly removed from private roads, Open Spaces, and driveways or other portions of The Stone Canyon Club.

On each construction site, the Builder must designate a wash-out area within the Construction Envelope for contractors and suppliers to clean their equipment. The cleaning of equipment must occur, and cleaning effluent must remain, within that specified area. Equipment

cleaned in any area other than the designated area will result in the DRC imposing a fine or retaining the Builder's Deposit to repair any damages resulting from such equipment cleaning in improper areas.

## **6. Sanitary Facilities**

Each Owner and Builder shall be responsible for providing adequate sanitary facilities for their construction workers. Portable toilets or similar temporary toilet facilities shall be located only on the site itself or in areas approved by the DRC. Facilities shall be emptied as necessary and contents removed from site.

## **7. Vehicles and Parking Areas**

Construction crews will not park on, or otherwise use, other Lots or any Open Space. Private and construction vehicles and machinery shall be parked only in areas designated by the DRC. All vehicles will be parked so as not to inhibit traffic, and within the area designated by the DRC to avoid damage to the natural landscape.

## **8. Conservation of Landscaping Materials**

Owners and Builders are advised of the fact that the Lots and Open Spaces contain valuable native plants and other natural landscaping materials that should be protected during construction, including topsoil, rock outcroppings, boulders, and plant materials.

Materials that cannot be removed, and are to be saved, should be marked and protected by flagging, fencing, or barriers. The DRC shall have the right to flag major terrain features or plants, which are to be preserved and fenced off for protection. Any trees or branches removed during construction must be promptly cleaned up and removed immediately from the construction site.

## 9. Excavation Materials

Excess materials must be removed from The Stone Canyon Club.

## 10. Blasting

If any blasting is to occur, the DRC must be informed far enough in advance to make sure that the applicant has obtained the advice of an expert consultant so that the proposed blasting may be accomplished safely. These consultants must so advise the DRC in writing. No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the DRC based on such advice from a qualified consultant. Applicable governmental regulations should also be reviewed and observed prior to any blasting activities. The DRC's only responsibility is to require evidence of such a consultant's expertise and assurances, and shall have no liability for blasting or impact digging.

## 11. Restoration or Repair of Other Lot Damages

Damage and scarring to the Lot outside the Construction Envelope, including, but not limited to, Open Space, natural vegetation, other Lots, roads, driveways and/or other Improvements, will not be permitted. If any such damage occurs, the Owner of the Lot will be obligated to ensure that it is repaired and/or restored promptly at the expense of the person causing the damage or the Owner of the Lot within 60 days. Upon completion of construction, each Owner and Builder shall clean his construction site and repair all of the Lot which was damaged, including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of streets, concrete curbs and gutters, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

## 12. Miscellaneous and General Practices

All Owners will be absolutely responsible for the conduct and behavior of their agents, representatives, Builders, contractors and subcontractors within The Stone Canyon Club. During the construction phase, the following practices are prohibited at The Stone Canyon Club, and will be considered a violation of these Design Guidelines.

- (a) Changing oil on any vehicle or equipment anywhere within The Stone Canyon Club other than at a location designed for that purpose by the DRC.
- (b) Allowing concrete suppliers and contractors to clean their equipment on the site itself other than at the locations designated for that purpose by the DRC.
- (c) Removing any rock, plant material, topsoil, or similar items from any other Lot within The Stone Canyon Club, including construction sites, unless it is from the site under construction and only then with prior approval from the DRC.
- (d) Carrying any type of firearms within The Stone Canyon Club.
- (e) Using disposal methods or units other than those approved by the DRC.
- (f) Careless disposition of cigarettes, contaminated and other flammable material. At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.
- (g) Careless treatment or removal of any desert plant materials not previously approved by the DRC.
- (h) Consumption of alcoholic beverage within The Stone Canyon Club.
- (i) Use of transit over Natural Zones.

No pets, particularly dogs, may be brought into The Stone Canyon Club. No pets shall be allowed to roam at will throughout The Stone Canyon Club. In the event of any violation hereof, the DRC, the Village Association, or Developer shall have the right to contact the applicable authorities to impound the pets, or to refuse to permit such Builder or subcontractor to continue work in The Stone Canyon Club, or to take such other actions as may be permitted by law, the Design Guidelines, or the Declaration.

Catering trucks will not be permitted to use their horns. Also, trash generated by the purchase of items from these trucks and from construction practices must be contained and disposed of properly in trash receptacles. Repeated problems with these requirements could result in the trucks being denied admittance to the Lot.

Music is limited to the interior of a residence and in no case may intrude on the privacy of the community.

### **13. Construction Access**

The only approved construction access during the time a Residence or other Improvements are being built will be over the approved driveway for the Lot and within the Construction Envelope fence unless the DRC approves an alternative access point.

### **14. Dust and Noise**

The contractor shall be responsible for controlling dust and noise from the construction site in compliance with applicable government regulations and The Stone Canyon Club grading standards.

### **15. Signage**

Construction signs will be pre-designed by the DRC. Specifications will be available through a local sign company.

(a) Information such as "For Sale," "Available" or similar language, or description phrases such as "3-bedroom" may not appear on any construction sign.

(b) Construction signs must be removed at the time the house is substantially complete, or when the DRC directs the sign to be removed.

## **16. Daily Operations and Access**

Until a residence is occupied in the immediate vicinity, daily contractor access will be through the designated construction access only during posted construction hours:

### **Monday – Friday**

6:30 a.m. – 6:00 p.m. (Oct. 1-April 30)

5:00 a.m. – 6:00 p.m. (May 1- Sept. 30)

### **Saturday**

8:00 a.m. – 6:00 p.m.

After a residence in the vicinity is occupied, the following hours will apply:

### **Monday – Friday**

7:00 a.m. – 6:00 p.m. (Oct. 1-April 30)

6:00 a.m. – 6:00 p.m. (May 1- Sept. 30)

### **Saturday**

8:00 a.m. – 6:00 p.m.

Sundays and designated holidays by Village Association approval only and within compliance with the Town of Oro Valley's Rules and Regulations.

## **S E C T I O N   I V** **A P P L I C A T I O N** **P R O C E D U R E S**

### **1. Introduction and Definitions**

Whenever any action by, or approval of, the DRC is required by the terms of these Design Guidelines, request

for such action or approvals shall be submitted to the DRC, in accordance with the procedures set forth herein. Request for approvals shall be reviewed by the DRC in accordance with these Design Guidelines and the Declaration. Capitalized terms used in these Design Guidelines shall have the meanings set forth in the Declaration if they are not defined herein. Unless otherwise provided for herein, all periods of time referred to in these Design Guidelines shall refer to calendar days and shall include all Saturdays, Sundays and state or national holidays, provided that, if such a date or, the last date to perform any act or give any notice with respect to these Design Guidelines shall fall on a Saturday, Sunday, or state or national holiday, such act or notice may be timely performed or given on the next succeeding day which is not a Saturday, Sunday, or state or national holiday.

## 2. Forms

The DRC shall adopt forms upon which all requests for actions or approvals from the DRC must be submitted. Such forms shall indicate the number of copies of each set of plans, specifications, site plans or other documents which must accompany the application, and set forth instructions to be followed in submitting applications.

## 3. Review Fees

The DRC has adopted the following fee schedule in connection with its review and appeal procedures. A review fee made payable to the Village Association, as applicable, is required with each design review application. Review and appeal fees are subject to change at the sole discretion of the DRC.

(a) Initial construction on a Lot: Review fee of \$1,500

(b) Major alteration - any modification significant enough to warrant the issuance of a building permit by the governing authority: Review fee of \$250

# S E C T I O N V

## D E S I G N R E V I E W

### 1. Members

The Design Review Committee (DRC) shall initially consist of a consulting architect appointed by the Developer; the Developer; and between one and three members appointed by the Developer, for a minimum of three members to a maximum of five members total. Each member shall hold his office until such time as he has resigned or been removed or his successor has been appointed as set forth herein.

Except as herein below provided, the right from time to time to appoint and remove all members of the DRC shall be reserved to and vested in the Developer.

### 2. Resignation of Members

Any member of the DRC may, at any time, resign from the DRC upon written notice delivered to Developer and/or to the Village Association, whichever then has the right to appoint and remove members.

### 3. Duties

It shall be the duty of the DRC to consider and act upon proposals or plans related to the development of The Stone Canyon Club that are submitted pursuant to the Design Guidelines, to enforce the Design Guidelines, and to amend these Design Guidelines when, and in a manner, deemed appropriate by the DRC.

#### 4. Compensation

The members of the DRC shall receive no compensation for services rendered unless authorized to do so by the Developer and/or the Village Association. All members shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of their duties. Professional consultants and representatives of the DRC used in the Review Process shall be paid such compensation as the Developer and/or Village Association determines.

#### 5. Amendment of Design Guidelines

Until the "Transition Date," the DRC, with the approval of the Developer, may from time to time at its sole discretion amend or revise any portion of these Design Guidelines. All such amendments or revisions shall be appended to and made a part of the Design Guidelines. Subsequent to the Transition Date, administrative changes may be made in like manner by the DRC; changes of a substantial nature may be recommended by the DRC for consideration by the Developer and/or Board of Directors of the Village Association.

Each Owner is responsible for obtaining from the DRC a copy of the most recently revised Design Guidelines before commencing on any Improvements to the Owner's Lot.

#### 6. Non-liability

Neither the DRC, any member thereof, nor the Developer, shall be liable to the Village Association or to any Owner or other person for any loss or damage claimed on account of any of the following:

(a) The approval or disapproval of any plans, drawings and specifications, whether or not defective.

(b) The construction or performance of any work,

whether or not pursuant to approved plans, drawings and specifications.

(c) The development, or manner of development, of any Lot within The Stone Canyon Club.

Every Owner and other person, by submission of plans and specifications to the DRC for approval, agrees that he will not bring any action or suit against the DRC, any of its Members, nor the Developer regarding any action taken by the DRC.

#### 7. Enforcement

The DRC may, at any time, inspect a Lot or Improvement and, upon discovering a violation of these Design Guidelines, provide a written notice of noncompliance to the Owner, including a reasonable time limit within which to correct the violation. If an Owner fails to comply within this time period, the DRC or its authorized agents may enter the Lot and correct the violation at the expense of the Owner of the Lot. Any such expense shall be secured by a lien upon the Lot enforceable in accordance with the Declaration.

In the event of any violation of these Design Guidelines, the DRC may, at its sole discretion and in addition to restoration expenses, impose a fine commensurate with the severity of the violation.

#### 8. Severability

If any provision of these Design Guidelines, or any section, clause, sentence, phrase or word, or application thereof in any circumstance, is held invalid, the validity of the remainder of these Design Guidelines, and of the application of any such provision, section, sentence, clause, phrase or word in any other circumstance, shall not be affected thereby, and the remainder of these Design Guidelines shall be construed as if such invalid part were never included therein.

## 9. Meetings

The DRC shall meet as required to review the application for approvals, but shall not be required to meet more frequently than twice a month. All applications must be submitted to the Village Association at least ten (10) calendar days prior to a meeting at which time an application shall be considered. The Chairman of the DRC may call special meetings upon two (2) days' prior written or oral notice to the other members. A quorum for each meeting shall consist of two (2) members. A designated alternate member may participate at any meeting in which there is not a quorum of regular members present, and shall have all of the authority of a regular member while so participating.

## 10. Submittal Requirements

(a) Prior to preparing preliminary plans for any proposal, the Builder, Owner, or representative thereof should meet with a DRC Member to discuss the proposed plans and to explore and resolve any questions regarding building requirements in The Stone Canyon Club.

(b) Submittals should be made to the DRC prior to being submitted to the Town of Oro Valley for approval. In order for the DRC to review and process proposed plans for site plans and product types, the following items are required:

(i) Completed forms (See Exhibits A and B);

(ii) Site plan of preliminary plot showing the location of all buildings and/or structures, driveway, parking areas, Building Envelope, and all other site data required by the Town of Oro Valley (3 copies);

(iii) Landscape plans for the Lot, particularly of the entry areas (3 copies);

(iv) Floor plans, sections, and elevations of each

building at the scale to be submitted to the Town of Oro Valley (3 copies);

(v) Colored elevations of each building (colors used should depict the materials being proposed); and

(vi) Samples of all construction materials and colors.

(c) Approval by the DRC of the site plan, building plans, or variances does not guarantee approval by the governing agency.

## 11. Decisions

The DRC shall review all applications submitted to it and shall furnish a written decision to the applicant setting forth the reasons for its decisions. An affirmative vote of a majority of the members of the DRC shall be necessary for any decision. In the event the DRC fails to take any action within thirty days after an application has been submitted to it, then the application shall be deemed disapproved. The DRC may disapprove any application if there is not sufficient information submitted for the DRC to exercise the judgment required by these Design Guidelines. In all cases, the DRC shall attempt to itemize the nature of its objections.

## 12. Variances

The DRC has the authority to deviate from the requirements contained in these Design Guidelines in extenuating circumstances if following the requirements would create an unreasonable hardship or burden for an Owner. An affirmative vote of a majority of the members of the DRC must be gained for a variance to be granted.

## 13. Appeal

Except as otherwise provided in the Declaration, any Owner aggrieved by the decision of the DRC may appeal the decision to the Village Association. Such an appeal

must be made within seven (7) days after the decision notification has been given by the DRC. This appeal must be accompanied by the written decision of the DRC together with, if the appeal is made by the applicant, copies of the application and all items submitted to the DRC, and any other relevant evidence previously submitted to the DRC.

#### **14. Written Records**

The DRC shall keep and safeguard complete written records of all applications for approval submitted to it (including one (1) set of all preliminary sketches and all architectural plans), of all actions of approval or disapproval and of all other actions taken by it under the provisions of these Design Guidelines. All such records shall be maintained in the offices of the Village Association for a minimum of three (3) years after approval or disapproval.

#### **15. Nature of Approval**

Any approval of plans, specifications or proposed construction given by the DRC shall be only for the purpose of permitting construction of proposed improvements within The Stone Canyon Club and shall not constitute compliance with town, county, and state laws. SUCH APPROVAL SHALL NOT CONSTITUTE ANY APPROVAL, RATIFICATION OR ENDORSEMENT OF THE QUALITY OR ARCHITECTURAL OR ENGINEERING SOUNDNESS OF THE PROPOSED IMPROVEMENT, AND NEITHER THE DRC, ITS MEMBERS, THE BOARD, THE OFFICERS OF THE VILLAGE ASSOCIATION, NOR THE DEVELOPER SHALL HAVE ANY LIABILITY IN CONNECTION WITH OR RELATED TO APPROVED PLANS, SPECIFICATIONS OR IMPROVEMENTS.

## **S E C T I O N   V I D E S I G N   R E V I E W P R O C E D U R E S**

### **1. Design Review Architectural Representation**

The DRC anticipates employing the services of an Architect or Designer to review submitted plans for conformance to the Design Guidelines. From time to time during the design review process, an Owner and/or his representative may meet or communicate informally with the DRC representative. While it is the intent of these informal meetings to provide direction to the Owner, any comments or suggestions made are done solely to provide direction and they do not represent any official approval or disapproval by the DRC.

### **2. Qualified Design Services**

The DRC may require an Owner to retain Qualified Design Services after the rejection of two consecutive submittals before any additional submittals will be reviewed.

### **3. Submission of Plans**

Plans and specifications shall be submitted to the DRC in accordance with the following conference and submittal requirements and review procedures.

### **4. Review of Plans**

The DRC shall conduct reviews of plans during its regular meetings or at such other times as it deems appropriate. Owners, architects, or Builders shall have no right to attend any meeting of the DRC unless specifically requested by the DRC. The DRC will respond in writing within 10 working days after the review of a complete

submittal, provided that the plans are in accordance with the requirements outlined. Results of reviews will not be discussed over the telephone by members of the DRC with an Owner or his architect or Builder. Any response an Owner may wish to make in reference to issues contained in the DRC's notice following review of submitted plans must be addressed to the DRC in writing. Although it is the intent of the DRC to enforce all provisions of the Design Guidelines, the following will be of particular concern:

- Building Envelope usage
- Building heights, massing, and roofscapes
- Exterior material and colors
- Site development, grading, and drainage
- Landscape plan and exterior lighting
- Design integrity and visual strength

## 5. Pre-Design Meeting

Prior to preparing preliminary plans for any proposed Improvement, it is mandatory that the Owner and/or his architect, Builder or representative meet with the DRC architectural representative to discuss proposed plans and to explore and resolve any questions regarding building requirements at The Stone Canyon Club. This informal review is to offer guidance prior to initiating preliminary design. An appointment for a pre-design conference should be made in advance.

## 6. Posting of Lot

As soon as possible after the submission of the complete preliminary plans, the DRC will post a notice at the Lot stating that plans have been submitted and will be available for review by other Owners. A form letter will be sent to the Owners of adjacent Lots, providing notice of the submittal. Plans may be inspected, and written comments will be received, at the sales center or a designated location prior to the time the DRC begins its preliminary

review of the proposed Improvements. The DRC will then consider the submittal at its first regular meeting after the posting.

## 7. Preliminary Submittal

When the preliminary design is complete, plans that are submitted must include all of the following exhibits; no review will commence until the submittal is complete. Three (3) sets of submittal plans are required.

(a) Site Plan (scale at 1" = 20' or larger), showing the entire Lot, location of the proposed Building Envelope and Construction Envelope with the Residence and all other structures, driveway, parking area, existing and proposed topography, proposed finished floor elevations, all trees of 4-inch caliper or greater, all cactus locations and special terrain features to be reserved and trees to be removed.

(b) Survey (scale 1" = 20' or larger, same as site plan), by a registered land surveyor or licensed civil engineer, showing Lot boundaries and dimensions, easements, topography (2-foot contours or less), major terrain features, rock outcrops, washes, and all trees of 4-inch caliper or greater, all cactus locations and edge of pavement or curb, and utility locations.

(c) Roof plans and floor plans (scale 1/4" = 1') showing proposed finished floor configurations.

(d) All exterior elevations (scale 1/4" = 1') showing both existing and proposed grade lines, elevation heights, roof pitch and an indication of all exterior materials and colors.

(e) An 11" x 17" exterior color rendering is required of each building elevation accurately depicting the character and location of the elevation within the Building Envelope.

(f) Prior to preliminary approval being granted, the DRC will require a study model to be submitted (same scale as site plan) which accurately reflects the final



design, and depicts all the proposed improvements and their relationship to the site within a minimum of 20 feet of the Residence walls. Each model must be constructed out of foam core, gator, or other construction stock materials, and provide a removable roof (and second-story floor plans on multi-level Residences) in order to view internal floor plans, structures and characteristics. Models constructed out of corrugated or box cardboard materials will not be accepted.

(g) To assist the DRC in its evaluation of the preliminary plans, the Owner shall provide preliminary staking when requested by the DRC at the locations of the corners of the Residence or major Improvement, and at such other locations and at such heights as the DRC mandates.

## 8. Preliminary Review

After receipt of a complete package of documents (see 7) and after the posting and comment period, and the staking of the Lot when requested, the preliminary submission of the Owner will be deemed complete. The DRC will then review the plans and respond in writing within 10 days after the review, but no later than 30 days after a submittal is complete. Approval of a preliminary submittal will be considered valid for one (1) year from the date of approval. The submittal will be considered abandoned if final plans are not submitted in that period and the Owner will be required to start the design review process at the preliminary review stage if the plans become active again.

## 9. Final Design Submittal

After preliminary approval is obtained from the DRC, the following documents are to be submitted for final review. Review will not commence until the submittal is complete. Three (3) sets of submittal plans are required.

(a) Site Plans (scale at 1" = 20' or larger), showing the entire Lot, location of the Building Envelope and Construction Envelope with the Residence, and all buildings, driveways, parking areas, existing and proposed topography, finished floor elevations, all Protected Plants or special terrain features to be preserved, trees to be removed, all utility sources and connections, and site walls.

(b) Floor plans (scale 1/4" = 1') showing finished floor elevations.

(c) Roof plans (scale 1/4" = 1') showing all roof pitches.

(d) Building section (scale 1/8" = 1'), indicating existing and proposed grade lines.

(e) All exterior elevations (scale 1/4" = 1') showing both existing and proposed grade lines, plate heights, roof type and pitch, and an indication of exterior materials and colors.

(f) Samples of all exterior materials and colors, and literature on window and glass specifications, as requested by the DRC, depicting or describing all exterior materials. Samples must be presented on an 8 1/2" x 11" mat board clearly marked with the Owner's name, filing date, and Lot number, and light reflectivity value.

(g) Complete landscape plan (scale 1" = 20') showing size and type of all proposed plants, irrigation system, all decorative materials or borders, all retained plants and transplanted plants, indication of plant storage area, materials and debris confinement area.

(h) Exterior lighting plan showing location and manner of installation for each light, as well as cut sheet for each light to be used.

(i) On-site staking of all building corners and perimeters as well as other Improvements, as required by the DRC.

(j) A grading and drainage plan showing existing and proposed topography at 2-foot contour intervals, and a driveway section.

## 10. Site Inspection

As soon as the submission of final plans is complete, a representative of the DRC will inspect the Lot to determine that the conditions as depicted in the final submittal are accurate and complete. The house perimeter needs to be staked before the site inspection. Engineering certification of foundations and the securing of a building permit are the responsibility of the Owner and Builder. Construction documents (working drawings and specifications) are to be in accordance with the final design and plans approved by the DRC. Construction shall not commence until all of the above requirements are satisfied.

## 11. Final Design Review

The DRC will review the plans and respond in writing within 10 days after the review, but no later than 30 days after a submittal is complete.

Any response an Owner may wish to make regarding the results of a design review must be addressed to the DRC in writing.

## 12. Resubmittal of Plans

In the event of any disapproval by the DRC of either a preliminary or a final submittal, a resubmittal of plans should follow the same procedure as an original submittal.

## 13. Pre-Construction Conference

Prior to commencing construction, the Builder must meet with the representative of the DRC to review construction procedures and coordinate activities in The Stone Canyon Club. At the pre-construction conference, the Builder will submit a site plan identifying the proposed locations of a Dumpster, storage for construction materials, and temporary rest room facilities, and the temporary construction office, if any. An Owner or Builder who desires to bring a construction trailer, field office or the like to The Stone Canyon Club shall apply for and obtain written approval from the DRC at the time of the pre-construction conference. In addition, the Owner or Builder must submit an approximate construction schedule indicating start and completion dates of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date. Any significant delays or interruptions to the construction schedule must be submitted to the DRC at the earliest possible time.

## 14. Commencement of Construction

Upon written receipt of final approval from the DRC, and having satisfied the Town of Oro Valley review process, the Owner shall post a completion bond, construction loan documentation or other DRC-approved guarantee providing sufficient coverage to finish the exterior appearance of the home including exterior building and site Improvements. If the Builder is a licensed general contractor, then a bond may not be required. If the Residence is to be Owner-built or built by a non-licensed contractor, then a bond will be required by the DRC.

The Owner shall satisfy conditions and commence the construction of any work pursuant to the approved plans within one year from the date of such approval. If the Owner fails to begin construction within this time period, any approval given shall be deemed revoked unless, upon

the written request of the Owner made to the DRC prior to the expiration of said twelve-month period and upon a finding by the DRC that there has been no change in circumstances, the time for such commencement is extended in writing by the DRC.

It will be considered that construction has commenced once the Lot has been disturbed. Construction must proceed in a continuous manner through the completion of the Residence. If construction ceases for a period greater than 45 days, the DRC may require that either construction immediately resumes or the Lot is returned to its natural condition. The Builder's Deposit may be forfeited if either alternative is not achieved within 45 days of written notice to the Owner by the DRC.

The Owner shall, in any event, complete construction of any Improvement on his Lot within eighteen (18) months after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies or natural calamities.

If the Owner fails to comply with this schedule, the DRC shall have the right (but no obligation) to either have the exterior of the Improvement completed in accordance with the approved plans or remove the Improvements, with all expenses incurred to be reimbursed to the DRC by the Owner.

### **15. Inspection of Work in Progress**

The DRC may inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the DRC of work in process or compliance with these Design Guidelines. Inspections typically occur, as follows:

- (a) Completion of structural framing.
- (b) Completion of electrical and plumbing.
- (c) Completion of exterior finishes.

### **16. Subsequent Changes**

Additional construction or other Improvements to a Residence or Lot, or changes during construction or after completion of an approved structure, must be submitted to the DRC for approval prior to making changes or additions.

### **17. Final Inspection of the Improvements**

Upon completion of any Residence or other Improvement, and prior to occupancy, the Owner shall give written notice of completion (See Exhibit C) to the DRC. Within 10 days of such notification, a representative of the DRC may inspect the Residence or other Improvements for compliance. If all Improvements comply with these Design Guidelines, the DRC will issue a written approval to the Owner, constituting a final release of the Improvements by the DRC, said release to be issued within 10 days of the final inspection. If it is found that the work was not done in strict compliance with the approved plans or any portion of these Design Guidelines, the DRC may issue a written notice of noncompliance to the Owner, specifying the particulars of noncompliance, said notice to be issued within 10 days of the final inspection. The Owner shall have 30 days from the date of notice of noncompliance within which to remedy the noncompliance portions of his Improvement. The Owner may request additional time. However, if an extension is not granted, and the Owner has failed to remedy the noncompliance, the DRC may take action to remove, at the Owner's cost, the non-complying Improvements as provided for in these Design Guidelines, including, without limitation, injunctive relief or the imposition of a fine.

If, after receipt of written notice of completion from the Owner, the DRC fails to notify the Owner of any failure to comply within 60 days following the DRC's inspection, the Improvements shall be deemed in accordance with the final plan. If a notice of approval is made by the DRC, any unused portion of the Builder Deposit will be refunded within thirty (30) days after approval.

### **18. Non-Waiver**

The approval by the DRC of any plans, drawings, or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, or specification subsequently or additionally submitted for approval. Failure to enforce any of the Design Guidelines shall not constitute a waiver of same.

### **19. Right of Waiver**

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

## **S E C T I O N   V I I D E F I N I T I O N S**

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

### **Architect**

"Architect" means a person appropriately licensed to practice architecture or landscape architecture in any of the United States and who provides "Qualified Design Services."

### **Basement**

"Basement" refers to that portion of a Residence which is constructed underground, and as such, no more than one-third of any exterior elevation can be visible from any property within The Stone Canyon Club.

### **Builder**

"Builder" means a person or entity engaged by an Owner for the purpose of constructing any Improvement within the Project. The Builder and Owner may be the same person or entity.

### **Builder's Deposit**

"Builder's Deposit" means the amount as specified by the DRC which a Builder must remit prior to beginning any residential construction in The Stone Canyon Club. If the Builder or any of his agents should violate the Declaration or these Design Guidelines and it becomes necessary for either the DRC or Board to remedy the violation, the cost of the remedy may be charged directly to the Owner/Builder or against the Builder's Deposit. A current deposit of \$3,500 is required by the Builder, of which \$500 is non-refundable and the remaining \$3000 is refundable less any charges against it. This deposit amount is subject to change at the sole discretion of the DRC.

### **Building Envelope**

"Building Envelope" means that portion of a Lot which encompasses the maximum allowable developable area of the Lot as specified by the Developer. Modification of the Building Envelope can only be made by the DRC with the approval of the Town of Oro Valley.

### **Common Area/Public Area**

“Common Area” or “Public Area” means all land and Improvements now or hereafter designated as such on the Plat, the Declaration, or the Village Association Rules.

### **Compound**

“Compound” means the grouping or clustering of two or more Lots into one re-platted Lot with commonly owned amenities but individually owned Residences, not exceeding the same number of single-family dwellings as the number of Lots which were grouped.

### **Conservation Easement**

“Conservation Easement” as marked on any Lot or Common/Public Area or which is so identified on the Plat, refers to those areas which are protected and are to be remain untouched by any person or entity.

### **Construction Envelope**

“Construction Envelope” is the specified area on a Lot or parcel within which all structures, driveways, parking, non-native landscaping, water surfaces, decks, walks, and improved recreation facilities are located. Underground utilities may be located outside the Construction Envelope.

### **Declaration**

“Declaration” means the Declaration of Covenants, Conditions, and Restrictions for The Stone Canyon Club, as amended and recorded from time to time.

### **Design Guidelines**

“Design Guidelines” means the restrictions, review procedures, and construction regulations adopted and enforced by the DRC as set forth herein and as amended and supplemented from time to time by the DRC.

### **Designer**

“Designer” means an individual who has demonstrated competency in the site analysis, planning and technical knowledge in an environment with similar opportunities and constraints as are common in The Stone Canyon Club (See Qualified Design Services).

### **Design Review Committee (the “DRC”)**

“Design Review Committee” means the committee established pursuant to the Declaration.

### **Developable Area**

“Developable Area” means that portion of the Lot within which the Building Envelope can be determined.

### **Developer**

“Developer” means Stone Canyon LLC, an Arizona limited liability company, its successors and assigns, or any Person to whom Developer’s rights hereunder are hereafter assigned in whole or in part by recorded instrument, or any Mortgagee of Developer which acquires title to or succeeds to the interest of Developer in any Lot or other portion of the Property by reason of the foreclosure (or conveyance in lieu of foreclosure) or trustee’s sale under the Mortgage of a Mortgagee.

### **Development Guide**

“Development Guide” means The Stone Canyon Club approved preliminary plat including the conceptual Building Envelopes, a copy of which will be on file at the DRC office. The Development Guide may be amended from time to time, or incorporated herein by reference.

## **Excavation**

"Excavation" means any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other substance from a depth of more than 12 inches below the natural surface of the land or any grading of the surface.

## **Fill**

"Fill" means any addition of earth, rock, or other materials to the surface of the land, which increases the natural elevation of such surface.

## **House Model**

"House model" shall mean a scale model of the Residence proposed for construction on an Owner's Lot. Said model must be approved by the DRC.

## **Improvements**

"Improvements" means any change, alteration, or addition to a Lot, including any Excavation, Fill, Residence or buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, hedges, poles, signs, and any Structure or amenity of any type or kind. Exterior art and sculpture which is visible from a Neighboring Lot or Common Area is also considered an Improvement.

## **Indigenous Species**

"Indigenous Species" means a species of plant, whether groundcover, shrub, cactus, or tree, which is listed in Appendix B, or from time to time referenced in the Design Guidelines.

## **Light Reflective Value**

"Light Reflective Value" is the reflectivity of a surface measured by a calibrated light meter. The value of 100 percent represents the percentage of light reflected from a space-pure white; flat black will equal a value of 0 percent.

## **Lot**

"Lot" means a subdivided Lot or other building site as shown on the Plat.

## **Lot Criteria**

"Lot Criteria" mean supplemental criteria to the Design Guidelines, as adopted by the DRC, that illustrate Lot-specific building limitations, setbacks and driveway locations.

## **Lot Survey**

"Lot Survey" means that information obtained through an engineer depicting existing features, inventory, and Lot configuration.

## **Natural Zone**

"Natural Zone" means that portion of the natural desert lying within a Lot, but outside of the Building Envelope, which must remain undisturbed. The Stone Canyon Club Recommended Plant List contains all Indigenous Species approved for planting in Natural Zone.

## **Natural Grade**

"Natural Grade" is the existing contour of a homesite, prior to the time any alterations, grading, or site work is done to the Lot.

## **Neighboring Lot Visibility**

"Neighboring Lot Visibility" shall mean any given object or activity that is or would be visible without artificial aids from 6 feet above any other Lot of similar elevation, provided such other Lot is within any of the Lots or Common Areas.

## **Open Space**

"Open Space" means all land, Improvements, and Common Areas now or hereafter designated as such on the Plat, or the Declaration or the Village Association Rules.

## **Owner**

"Owner" means the Owner of a Lot. For the purpose herein, the Owner may act through such Owner's agent, provided that such agent is authorized in writing to act in such a capacity.

## **Private Zone**

"Private Zone" refers to that part of the Building Envelope which is not visible from the street or from adjacent properties because it is hidden behind walls or Structures. It is separated from the Natural Zone either by the Transition Zone or a design element such as an approved wall or fence.

## **Protected Plants**

"Protected Plants" means those indigenous species of trees of 4-inch caliper or greater, and all cacti.

## **Qualified Design Services**

"Qualified Design Services" means an individual or company that has demonstrated competency in the site analysis, planning and technical knowledge in an environment with similar opportunities and constraints as

are encountered in The Stone Canyon Club. Further, it is essential that the designer be able to communicate the potential of the site based on its physical configuration and the requirements of the Design Guidelines to an Owner, and then be able to translate the needs and wants of the Owner to a design that remains consistent with the requirements of the site and the Design Guidelines. An individual deemed qualified shall also show a complete understanding of these Design Guidelines and the desire to abide by them.

## **Residence**

"Residence" means the building or buildings, including any garage, and other accessory buildings, used for residential purposes on a Lot, and any Improvements constructed in connection therewith. Unless otherwise defined, "Residence" shall mean single-family Residence.

## **Structure**

"Structure" means anything constructed or erected on a Lot, the use of which requires location on the ground or attachment to something having location on the ground.

## **Transition Zone**

"Transition Zone" refers to that part of the Building Envelope which is visible from the street and from adjacent properties, and is adjacent to the Natural Zone. Only plants contained in Appendix B may be planted in the Transition Zone.

## **Walk-Out**

"Walk-Out" refers to that portion of a Residence which is partially constructed underground, and as such has at least one elevation which is visible on the downhill side of any Lot.

# A P P E N D I X A - D E S I G N R E V I E W A P P R O V A L C H E C K L I S T

## **Pre-design Meeting**

- Acknowledge Receipt of Design Guidelines
- Receipt of Pre-Application Package
- Request Pre-Design Meeting and Submit Design Review Fee
- Review Owner Objectives on Site
- Review DRC Concerns on Site

## **Preliminary Submittal**

- 3 Sets of Submittal Plans are Required
- Site Plan (1" = 20' minimum)
- “Results of Survey” of Lot
- Roof Plan and Floor Plan (1/4" = 1' minimum)
- Exterior Elevations (1/4" = 1')
- Indication of all Exterior Materials and Colors
- 11" x 17" Color Rendering of Elevation
- Other Items Requested by the DRC
- Study Model
- Preliminary Staking of Concerns and/or Heights of all Major Improvements on the Site, if requested

## **Final Submittal**

- 3 Sets of Submittal Plans are Required
- Submit Construction Schedule
- Site Plan (1" = 2' minimum)
- Roof Plan and Floor Plans (1/4" = 1' minimum)
- Sample of all Exterior Materials, Colors, and Glass Specifications
- Exterior Elevations
- Wall Sections, Details of Patios and Courtyards
- Building Cross Sections
- Exterior Lighting Plan and Lighting Fixtures Cut Sheets
- Landscaping Plan; Irrigation Plan; Proposed Plant Materials; Identify Protected Plants; the Storage Area for Plants, Materials and Debris
- Staking Lot/Residential Corners, if requested
- Notification of Changes Made by the Town of Oro Valley



## **Town of Oro Valley Building Permit**

- Upon completion of above steps, a copy of working drawings approved by The Stone Canyon Club is one of the required submittals to the Town.

## **Pre-Construction Conference**

- Review Site Requirements with the Design Review DRC
- Architectural Representative
- Builder's Deposit must be submitted
- Review Construction Schedule
- Submit a Site Plan Identifying Location of Any Construction Trailer, Field Office, etc.
- Submit a Site Plan Showing the Location of Fencing to Protect the Natural Zone; Construction Material and Debris Storage; Limits of Excavation, if any; Drive Areas; Chemical Toilet Location; Temporary Structures, if any; Dumpsters; Fire Extinguishers; Utility Trenching; and Construction Signage

## **Final Inspection/Certificate of Occupancy**

- Issued by the Town of Oro Valley upon completion of construction and all required inspections
- Upon final site inspection and release by The Stone Canyon Club

A P P E N D I X B - T H E S T O N E C A N Y O N C L U B  
A P P R O V E D P L A N T L I S T

N A T U R A L Z O N E S

**TREES: Low Water Usage**

		<i>Olneya tesota</i>	Ironwood
<i>Acacia farnesiana</i>	Sweet Acacia	<i>Pithecellobium flexicaule</i>	Texas Ebony
<i>Acacia smallii</i>	Sweet Acacia	<i>Pithecellobium mexicanum</i>	Mexican Ebony
<i>Cercidium floridum</i>	Blue Palo Verde	<i>Pithecellobium pallens</i>	Apes Earring
<i>Cercidium 'Hybrid'</i>	Desert Museum	<i>Prosopis alba</i>	White Mesquite
<i>Cercidium microphyllum</i>	Little Leaf Palo Verde	<i>Prosopis chilensis</i>	Chilean Mesquite
<i>Cercidium praecox</i>	Palo Brea	<i>Prosopis glandulosa</i>	Honey Mesquite
<i>Chilopsis linearis</i>	Desert Willow	<i>Prosopis pubescens</i>	Fremont Screwbean
<i>Lysiloma candida</i>	Palo Blanco	<i>Prosopis velutina</i>	Velvet Mesquite
<i>Lysiloma thornberi</i>	Fern of the Desert	<i>Sophora secundiflora</i>	Texas Mountain Laurel

**SHRUBS and ACCENTS:**

		<i>Calliandra californica</i>	Baja Fairy Dustery
<i>Acacia berlandieri</i>	Guajillo	<i>Cassia wislizeni</i>	Shrubby Cassia
<i>Acacia constricta</i>	Whitehorn Acacia	<i>Celtis pallida</i>	Desert Hackberry
<i>Acacia greggii</i>	Catsclaw Acacia	<i>Celtis reticulata</i>	Netleaf Hackberry
<i>Acacia schottii</i>	Schott Acacia	<i>Chrysactinia mexicana</i>	Damianita
<i>Agave chrysantha</i>	Golden-Flowered Agave	<i>Condalia globosa</i>	Bitter Condalia
<i>Agave deserti</i>	Desert Agave	<i>Cordia parvifolia</i>	Little Leaf Cordia
<i>Agave havardiana</i>	Harvard Agave	<i>Dalea bicolor</i>	Indigo Bush
<i>Agave lechuguilla</i>	Lechuguilla	<i>Dalea frutescens</i>	Black Dalea
<i>Agave murpheyi</i>	Murphy Agave	<i>Dalea pulchra</i>	Bush Dalea
<i>Agave neomexicana</i>	New Mexico Agave	<i>Dalea versicolor</i>	Wislizenus Dalea
<i>Agave palmeri</i>	Palmer's Agave	<i>Dasyllirion acrotriche</i>	Green Desert Spoon
<i>Agave toumeyana</i>	Toumey's Agave	<i>Dasyllirion longissimum</i>	Spoon
<i>Agave utahensis</i>	Utah Agave	<i>Dasyllirion wheeleri</i>	Desert Spoon
<i>Agave victoriae-reginae</i>	Queen Victoria's Agave	<i>Dodonaea viscosa</i>	Hopbush
<i>Ambrosia ambrosioides</i>	Giant Bursage	<i>Encelia farinosa</i>	Brittlebush
<i>Ambrosia deltoidea</i>	Bursage	<i>Ephedra spp.</i>	Mormon Tea
<i>Anisacanthus thurberi</i>	Desert Honeysuckle	<i>Ericameria laricifolia</i>	Turpentine Bush
<i>Aristida purpurea</i>	Purple Threeawn	<i>Eriogonum fasciculatum</i>	California Buckwheat
<i>Asclepias subulata</i>	Desert Milkweed	<i>Eriogonum wrightii</i>	Wright Buckwheat
<i>Atriplex canescens</i>	Fourwing Saltbush	<i>Fouquieria splendens</i>	Ocotillo
<i>Atriplex lentiformis</i>	Quail Brush	<i>Hesperaloe funifera</i>	Coahuilan Hesperaloe

**SHRUBS and ACCENTS: Con't**

Hesperaloe parvifolia	Red Yucca	Plumbago scandens	Plumbago White
Hymenoxys acaulis	Angelita Daisy	Psilostrophe cooperi	Paperflower
Hyptis emoryi	Desert Lavender	Rhus ovata	Sugarbush
Jatropha cardiophylla	Limberbush	Simmondsia chinensis	Jojoba
Justicia californica	Chuperosa	Sphaeralcea ambigua	Globemallow
Justicia spicigera	Mexican Honeysuckle	Trixis californica	Trixis
Larrea tridentata	Creosote Bush	Vauquelinia californica	Arizona Rosewood
Lotus rigidus	Deer Vetch	Viquiera deltoidea	Goldeneye
Lycium pallidum	Squawberry	Yucca baccata	Banana Yucca
Mimosa biuncifera	Catclaw Mimosa	Yucca brevifolia	Joshua Tree
Mimosa dysocarpa	Velvetpod Mimosa	Yucca elata	Soaptree Yucca
Penstemon eatonii	Firecracker Penstemon	Yucca faxoniana	Spanish Bayonet
Penstemon palmeri	Palmer's Penstemon	Yucca rigida	Blue Yucca
Penstemon parryi	Parry's Penstemon	Yucca whipplei	Our Lord's Candle
Penstemon pseudospectabilis	Canyon Penstemon	Zinnia acerosa	Desert Zinnia
Penstemon superbus	Superb Penstemon	Zizyphus obtusifolia	Gray Thorn

**GROUNDCOVERS:**

Baileya multiradiata	Desert Marigold	Dyssodia acerosa	Dyssodia
Dalea capitata		Oenothera berlandieri	Mexican Evening Primrose
Dalea greggii	Trailing Indigobush	Verbena goodingii	Gooding Verbena

**CACTUS:**

Carnegiea gigantea	Saguaro
Echinocereus engelmannii	Hedgehog
Ferocactus spp.	Barrel Cactus
Opuntia spp.	Cholla and Prickly Pear

## T R A N S I T I O N   Z O N E S

### TREES: Medium to high water usage

<i>Acacia abyssinica</i>	Ethiopian Acacia	<i>Acacia willardiana</i>	Palo Blanco
<i>Acacia aneura</i>	Mulga Acacia	<i>Bursera microphylla</i>	Elephant Tree
<i>Acacia saliana</i>	Willow Acacia	<i>Canotia holacantha</i>	Crucifixion Thorn
<i>Acacia saligna</i>	Golden Wreath Waddle	<i>Fraxinus greggii</i>	Gregg Ash
<i>Acacia schaffneri</i>	Medusa Acacia	<i>Geijera parviflora</i>	Australian Willow
<i>Acacia stenophylla</i>	Shoestring Acacia	<i>Leucaena retusa</i>	Golden Ball Lead Willow
		<i>Pittosporum phillyraeoides</i>	Willow Pittosporum
		<i>Vitex agnus-castus</i>	Chaste Tree

### SHRUBS and ACCENTS:

<i>Antigonon leptopus</i>	Queen's Wreath	<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Asclepias subulata</i>	Desert Milkweed	<i>Lavandula angustifolia</i>	Lavender
<i>Bougainvillea</i> spp.	Bougainvillea	<i>Lavandula dentata</i>	French Lavender
<i>Buddleia davidii</i>	Butterflybush	<i>Leucophyllum candidum</i>	Silver Cloud
<i>Buddleia marrubifolia</i>	Wooly Butterflybush	<i>Leucophyllum frutescens</i>	Texas Sage
<i>Calliandra californica</i>	Baja Fairy Dustery	<i>Leucophyllum laevigatum</i>	Chihuahuan Sage
<i>Caesalpinia cacalaco</i>	Cascalote	<i>Leucophyllum zygophyllum</i>	Blue Sage
<i>Caesalpinia gilliesii</i>	Yellow Bird of Paradise	<i>Ruellia brittoniana</i>	Katie Ruellia
<i>Caesalpinia mexicana</i>	Mexican Bird of Paradise	<i>Ruellia californica</i>	Wild Petunia
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	<i>Ruellia peninsularis</i>	Baja Ruellia
<i>Chrysothamnus nauseosus</i>	Rabbitbrush	<i>Salvia chamaedryoides</i>	Blue Sage
<i>Cassia artemisioides</i>	Feathery Cassia	<i>Salvia greggii</i>	Autumn Sage
<i>Cassia nemophylla</i>	Green Cassia	<i>Salvia leucantha</i>	Mexican Blue Sage
<i>Cassia phylogenia</i>	Silver Cassia	<i>Salvia leucophylla</i>	Purple Sage
<i>Cordia parvifolia</i>	Little Leaf Cordia	<i>Tecoma stans</i>	Yellow Bells
		<i>Zauschneria californica</i>	Hummingbird Trumpet

### GROUNDCOVERS:

<i>Acacia redolens</i>	Prostrate Acacia	<i>Muhlenbergia rigens.</i>	Deer Grass
<i>Antigonon leptopus</i>	Queen's Wreath	<i>Nolina erumpens</i>	Bear Grass
<i>Aloe</i> spp.	Aloe	<i>Oenothera caespitosa</i>	Evening Primrose
<i>Baccharis 'centennial'</i>	Green Carpet	<i>Tagetes lemmonii</i>	Mt. Lemmon Marigold
<i>Melampodium leucanthum</i>	Blackfoot Daisy	<i>Verbena peruviana</i>	Peruvian Verbena
		<i>Verbena rigida</i>	Sandpaper Verbena

P R I V A T E   Z O N E S

**TREES:**

		Jacaranda mimosifolia	Jacaranda
Acacia saligna	Golden Wreath Wattle	Lagerstroemia indica	Crape Myrtle
Albria julibrissum	Silk Tree	Olea europaea 'Swan Hill'	Swan Hill Olive
Beucarnea recurvata	Ponytail Palm	Punica granatum	Pomegranate
Chamaerops humilis	Mediterranean Palm	Pyrus kawakamii	Flowering Pear
Citrus sinensis	Citrus	Quercus virginiana	Southern Live Oak
Cycas revoluta	Sago Palm	Rhus lancea	African Sumac
Geijera parviflora	Australian Willow	Trachycarpus fortunei	Windmill Palm

**SHRUBS:**

		Plumbago capensis	Blue Plumbago
Carissa graniflora	Natal Plum	Rhaphiolepis indica	Indian Hawthorne
Boxus japonica	Japanese Boxwood	Rosa spp.	Rose
Myrtus communis	Myrtle species	Tecomaria capensis	Cape Honeysuckle
Nandina domestica	Heavenly Bamboo	Thevetia peruviana	Thevetia
Photinia fraseri	Photinia	Xylosma congestum	Shiny Xylosma
Pittosporum tobira	Mock Orange		

**GROUNDCOVERS:**

		Hemerocallis	Daylily
Asparagus sprengertii	Sprenger's Asparagus Fern	Lantana spp.	Lantana
Cortaderia sellowana	Pampas Grass	Portulacaria afra	Elephant Food
Cuphea llavea	Bat Faced Cuphea	Pyracantha koidzumii	Pyracantha
Dietes iridioides	Fortnight Lily	Rosa banksia	Lady Bank Rose
Ficus pumila	Creeping Fig	Rosmarinus officinalis	Rosemary
Gazania rigens	Gazania	Tulbogia violacea	Society Garlic
Gelsemium sempervirens	Carolina Jessamine	Verbena tenuisecta	Moss Verbena

**RECOMMENDED MINERAL GROUNDCOVERS AND BOULDERS:**

Only indigenous 'surface select' boulders are allowed in the Native or Transition Zones.

Only shades of tan, brown or gold decomposed granite are allowed.

No 'river run' rock or blasted 'rip-rap' is allowed in Native or Transition Zones.

A P P E N D I X C - N O T R E C O M M E N D E D /  
P R O H I B I T E D P L A N T L I S T

1. Any species of tree or shrub whose mature height may reasonably be expected to exceed 25 feet, with the exception of those indigenous plants which may naturally exceed 25 feet.
2. Any Palms (palmae) or palm-like species whose mature height may exceed 12 feet are prohibited.
3. All Pines (pinus), Cypress (cupressus), False Cypress (Chamaecyparis), Juniper or Cedar (Juniperus), will be prohibited for aesthetic reasons.
4. Olive trees (Olea europaea) will be prohibited for reasons of their profuse production of allergy-producing pollen, as well as for aesthetic reasons.
5. Oleanders (Nerium oleander) will be prohibited for aesthetic reasons, as well as for their profuse production of allergy-producing pollen. These poisonous plants will also be prohibited for their high maintenance requirements and excessive height.
6. Fountain Grass (Pennistem setacem) and Desert Broom will be prohibited as a defined weed with invasive behavior throughout the development. They are also a fire hazard.
7. Tamarisk and Mexican Palo Verde are prohibited because of their invasive behavior.
8. No pollen or fruit-producing varieties of Olive or Mulberry are allowed.
9. Common Bermuda Grass (Cynodon dactylon) will be prohibited as a defined weed and for its profuse production of allergy-producing pollen.
10. No lawns of any variety are allowed in the Native or Transition Zones. Hybrid Bermuda Grass is only allowed in the Privacy Zones and cannot be visible from the street or any adjacent properties.

**Exhibit A - Application For Preliminary Plan Review**

Date \_\_\_\_\_ Lot # \_\_\_\_\_

Owner \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Signature \_\_\_\_\_

Design Professional \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Builder \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

This application will be considered complete only if all the documents and submittals as set forth in the Design Guidelines are included. Three sets of all documents are required.

**For Reviewer Use Only:**

Submittal date \_\_\_\_\_

Meeting date \_\_\_\_\_

Notice date \_\_\_\_\_

**Notice To Owner:**

Following your Preliminary Submittal, the DRC:

- Approves your Preliminary Plan
- Approves your Preliminary Plan, with the following conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Disapproves your Preliminary Plan for the following reasons and requires a revised submittal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed \_\_\_\_\_ Review Fee Date received \_\_\_\_\_

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

## Review Of Preliminary Plans

Review Fee

Site plan and topography plan

Survey of Lot and tree/plant locations

Roof plan and floor plan

Exterior elevations

Exterior material plan and color schemes

Preliminary approval or resubmittal



**Exhibit B - Application For Final Plan Review**

Date \_\_\_\_\_ Lot # \_\_\_\_\_

Owner \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Signature \_\_\_\_\_

Design Professional \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Builder \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

This application will be considered complete only if all the documents and submittals as set forth in the Design Guidelines are included. Three sets of all documents are required.

**For Reviewer Use Only:**

Submittal date \_\_\_\_\_

Meeting date \_\_\_\_\_

Site Inspection date \_\_\_\_\_

Notice date \_\_\_\_\_

**Notice To Owner:**

Following your Final Submittal, the DRC:

- Approves your Final Plan
- Approves your Final Plan, with the following conditions:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- Disapproves your Final Plan for the following reasons and requires a revised submittal:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed \_\_\_\_\_ Review Fee Date received \_\_\_\_\_

Note: Building Permits must be obtained from the local Governing Authority and copies filed with the DRC prior to commencement of construction. An Application of Project Completion Review must be filed with the DRC prior to occupancy.

( )

## Final Plan Review

Site Plan

Floor and Roof Plans

Building Sections

Grading and Drainage Plan

Elevation Plans

Landscape Plans

Exterior Lighting Plans

Samples of Materials and Colors

On-site Staking of Residence Corners

Final Approval or Resubmittal

**EXHIBIT C - Application For Project Completion Review**

Date \_\_\_\_\_ Unit# \_\_\_\_\_  
Requested by \_\_\_\_\_ Phone \_\_\_\_\_  
Owner \_\_\_\_\_ Phone \_\_\_\_\_  
Design Professional \_\_\_\_\_ Phone \_\_\_\_\_  
Date of final inspection \_\_\_\_\_  
Signature \_\_\_\_\_

**Notice To Owner:**

Following your request for Project Completion Review, the DRC finds that your final building and site construction:

- Conforms
- Does not conform to the plans and specifications approved in your final submittal. The following corrections/additions are required:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signature \_\_\_\_\_

Approval and compliance from the local Governing Authority is required before occupancy and the Final Inspection Certificate is issued.



**DESIGN GUIDELINES**  
**THE STONE CANYON COMMUNITY ASSOCIATION**  
**DESIGN REVIEW COMMITTEE**

**Amendment to the Development Design Guidelines**

Adopted this 9th day of July, 2008 by the  
Stone Canyon Community Association  
Design Review Committee

*The Stone Canyon Development Design Guidelines document is subject to revision and may be amended or supplemented from time to time.*

Pursuant to Section 11.3 of the Covenants Conditions and Restrictions for The Stone Canyon Club and Section V.5 of the Stone Canyon Development Design Guidelines, the Stone Canyon Design Review Committee has amended the Design Guidelines as follows:

**Page 23**      **Section IV, Application Procedures – Replace Subsection 3, Review Fees, current wording entirely with the wording below:**

The DRC has adopted the following fee schedule in connection with its review and appeal procedures. A review fee made payable to the *Stone Canyon Community Association* and a review fee made payable to *Vistoso Community Association* are required with each design review application. Review and appeal fees are subject to change at the sole discretion of the DRC.

- (a) Initial construction on a Lot:

<i>Stone Canyon Review Fee</i>	<b>\$2,150.00</b>
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- (b) *Rights and Obligation of Master Association Review of plans submitted:*

<i>Master Association Review Fee</i>	<b>\$ 500.00</b>
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- (c) Major alteration – any modification significant enough to warrant the issuance of a building permit by the governing authority:

<i>Review Fee</i>	<b>\$ 500.00**</b>
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***\*\*Depending on the complexity of the proposed alteration, additional fees may be required.***

**Page 27**      **Section VI, Design Review Procedures – Replace Subsection 7, Preliminary Submittal, current wording entirely with the wording below:**

When the preliminary design is complete, plans that are submitted must include all of the following exhibits; no review will commence until the submittal is complete. ***Three full-size sets of submittal plans and one electronic set of submittal plans on a CD in .pdf format are required.***

- (a) Site Plan (scale at 1" = 20' or larger) showing the entire Lot, location of the proposed Building Envelope and Construction Envelope with the Residence and all other structures, driveway, parking area, existing and proposed topography, proposed finished floor elevations, all trees of 4-inch caliper or greater, all cactus locations and special terrain features to be reserved and trees to be removed.
  
- (b) ***"Results of Survey" of Lot*** (scale 1" = 20' or larger, same scale as site plan) by a registered land surveyor or licensed civil engineer showing Lot boundaries and dimensions, easements, topography (2-foot contours or less), major terrain features, rock outcrops, washes and all trees of 4-in caliper or greater, all cactus locations and edge of pavement or curb and utility locations.
  
- (c) Roof plans and floor plans (scale ¼" = 1') showing proposed finished floor configurations.
  
- (d) All exterior elevations (scale ¼" = 1') showing both existing and proposed grade lines, elevation heights, roof pitch and an indication of all exterior materials and colors.

- (e) An 11" X 17" exterior colored perspective rendering for elevations of the front and rear and any elevation facing a street is required. Said elevations must reflect the character, architectural detailing, building articulation and an indication of the color of the structure all within a site context.
- (f) The DRC requires that a study model be submitted (scale 1/8" = 1" or a size appropriate to accurately reflect all the proposed improvements and their relationship to the site) with the preliminary plan submittal. The model must include the entire lot and extend 20 feet beyond the lot lines.
- (g) **Design Review Fee in the amount of \$2,150.00 payable to the Stone Canyon Community Association and the Master Association Design Review Fee in the amount of \$500.00 payable to the Vistoso Community Association.**
- (h) To assist the DRC in its evaluation of the preliminary plans, the Owner shall provide preliminary staking at the locations of the corners of the Residence or major improvements and at such other locations and at such heights as the DRC mandates.

Page 28

**Section VI, Design Review Procedures – Replace Subsection 9, Final Design Submittal, current wording entirely with the wording below:**

After preliminary approval is obtained from the DRC, the following documents are to be submitted for final review. Review will not commence until the submittal is complete. **Two full-size sets of submittal plans plus one additional full-size set of landscape plans and one electronic set of submittal plans on a CD in .pdf format are required.**

- (a) Site Plans (scale at 1" = 20' or larger), showing the entire Lot, location of the Building Envelope and Construction Envelope with the Residence and all buildings, driveways, parking areas, existing and proposed topography finished floor elevations, all Protected Plants or special terrain features to be preserved, trees to be removed, all utility sources and connections and site walls.
- (b) **"Results of Survey" of Lot (scale 1" = 20' or larger, same scale as site plan) by a registered land surveyor or licensed civil engineer showing Lot boundaries and dimensions, easements, topography (2-foot contours or less), major terrain features, rock outcrops, washes and all trees of 4-in caliper or greater, all cactus locations and edge of pavement or curb and utility locations.**
- (c) A grading and drainage plan showing existing and proposed topography at 2-foot contour intervals and a driveway section.
- (d) Floor plans (scale 1/4" = 1') showing finished floor elevations.
- (e) Roof plans (scale 1/4" = 1') showing all roof pitches.
- (f) **Wall sections, details of patios and courtyards.**
- (g) Building sections (scale 1/8" = 1') indicating existing and proposed grade lines.
- (h) All exterior elevations (scale 1/4" = 1') showing both existing and proposed grade lines, plate heights, roof type and pitch, and an indication of exterior materials and colors.

- (i) Samples of all exterior materials and colors and literature on window and glass specifications as requested by the DRC depicting or describing all exterior materials. Samples must be presented on an 8 ½" X 11" mat board or *board of sufficient size to properly display material selections* clearly marked with the Owner's name, filing date, Lot number and light reflectivity value.
- (j) Complete landscape plan (scale 1" = 20') showing size and type of all proposed plants, irrigation system, all decorative materials or borders, all retained plants and transplanted plants, indication of plant storage area, materials and debris confinement area.
- (k) Exterior lighting plan showing location and manner of installation for each light, as well as cut sheet for each light to be used.
- (l) *Balance of construction drawings commensurate with subsequent Town of Oro Valley permitting.*
- (m) On-site staking of all building corners and perimeters as well as other Improvements as required by the DRC.

Page 29

Section VI, Design Review Procedures – Replace Subsection 13, Pre-Construction Conference, current wording entirely with the wording below:

*After final design approval is obtained from the DRC, the Builder must submit a Pre-Construction Packet before scheduling a pre-construction conference. The following items are to be included in the pre-construction packet. Scheduling of the conference will not commence until the submittal is complete. Two copies of the complete packet are required.*

- (a) *Staking plan: the site must be staked and fenced.*
- (b) *Construction area plan: the Builder must submit a site plan identifying the proposed locations of any construction trailer field office, limits of excavation, locations of sanitary facilities, dumpster, signage, fire extinguishers, utility trenching and construction vehicle parking. An Owner or Builder who desires to bring a construction trailer, field office or the like to Stone Canyon shall apply for and obtain written approval from the DRC prior to placement.*
- (c) *Construction schedule: the Owner or Builder must submit an approximate construction schedule indicating start and completion dates of construction, utility hook-up, completion of landscaping work and anticipated occupancy date. Any significant delays or interruptions to the construction schedule must be submitted to the DRC at the earliest possible time.*
- (d) *List of subcontractors*
- (e) *Copy of contractor's License*
- (f) *Copy of the Town of Oro Valley grading / building permit (copies of both front and back side of permit)*
- (g) *Copy of the Town of Oro Valley approved site / grading plan*
- (h) *Builder's Deposit: a deposit of \$11,000.00 is required from the Builder, of which \$1,000 is non-refundable, and the remaining \$10,000 is refundable less any charges against it. Two separate checks are required as follow: one in the amount of \$1,000 for the non-refundable road maintenance fee and another in the amount of \$10,000 for the Builder's Deposit. Both checks are to be made payable to Stone Canyon Community Association. If the project is a major alteration to an existing residence, the amount of the Builder's Deposit may be*

*adjusted at the sole discretion of the DRC based on the scope and complexity of the work.*

*Once the complete pre-construction packet is received and prior to commencing construction, the Builder must meet on site with the representative of the DRC to review construction procedures and coordinate activities in Stone Canyon.*

**Page 31**      **Section VII Definitions, Builder's Deposit – Replace current wording entirely with the wording below:**

"Builder's Deposit" means the amount as specified by the DRC which a Builder must remit prior to beginning any residential construction in Stone Canyon. If the Builder or any of his agents should violate the Declaration or these Design Guidelines, and it becomes necessary for either the DRC or Board to remedy the violation, the cost of the remedy may be charged directly to the Owner / Builder or against the Builder's Deposit. A current deposit of \$11,000 is required from the Builder, of which \$1000 is non-refundable, and the remaining \$10,000 is refundable less any charges against it. *Two separate checks are required as follow: one in the amount of \$1,000 for the non-refundable road maintenance fee and another in the amount of \$10,000 for the Builder's Deposit; both checks are to be made payable to Stone Canyon Community Association.* This deposit amount is subject to change at the sole discretion of the DRC.

**Page 35-36:**      **Appendix A – Design Review Approval Checklist – Replace Appendix A (both Rev. 10/27/99 and Rev. 03/01/03) in its entirety with the attached Appendix A.**

**Page 42:**      **Appendix D – Mailbox Design – Replace Appendix D (both Rev. 10/27/99 and Rev. 05/10/04) in its entirety with the attached Appendix D.**

*Except as amended hereby, the Design Review Guidelines shall remain in full force and effect. From the date hereof, all references to the Design Review Guidelines shall include the provisions of this Amendment. In the event of an ambiguity or a conflict between the terms of this Amendment and the terms of the Design Review Guidelines, the terms and provisions of this Amendment shall control.*



## APPENDIX A - DESIGN REVIEW APPROVAL CHECKLIST

### Pre-Design Meeting

- Acknowledge Receipt of Design Guidelines
- Receipt of Pre-Application Package
- Request Pre-Design Meeting and Submit Design Review Fees (*refer to Section IV, Subsection 3, Review Fees*)
- Review Owner Objectives on Site
- Review DRC Concerns on Site

### Preliminary Submittal

- **3 Full-Size Sets of Submittal Plans are Required**
- **1 Electronic Set of Submittal Plans on a CD in .pdf Format is Required**
- Site Plan (1" = 20' or larger)
- "Results of Survey" of Lot (1" = 20' minimum)
- Roof Plan and Floor Plan (1/4" = 1' minimum)
- Exterior Elevations (1/4" = 1')
- 11" x 17" Color Rendering of Elevation
- Study Model
- Preliminary Staking of Corners and/or Heights of all Major Improvements on the Site (*delete "if requested"*)
- Other Items as Requested by the DRC

### Final Submittal

- **2 Full-Size Sets of Submittal Plans are Required plus 1 Additional Full-Size Set of Landscape Plans as noted below**
- **1 Electronic Set of Submittal Plans on a CD in .pdf Format is Required**
- Site Plan (1" = 20' minimum)
- "Results of Survey" of Lot (1" = 20' minimum)
- **Grading / Drainage Plan**
- Roof Plan and Floor Plan (1/4" = 1' minimum)
- Exterior Elevations (1/4" = 1')
- Wall Sections, Details of Patios and Courtyards
- Building Cross Sections (1/8" = 1')
- Landscape Plan, Irrigation Plan, Proposed Plant Materials, Identification of Protected Plants; the Storage Area for Plants, Materials and Debris (1" = 20')
- **Balance of Construction Drawings Commensurate with Subsequent Town of Oro Valley Permitting**
- **Colorboard indicating all Exterior Materials, Colors and Glass Specifications**
- Exterior Lighting Plan and Lighting Fixtures Cut Sheets
- Staking Lot / Residential Corners

### Pre-Construction Conference

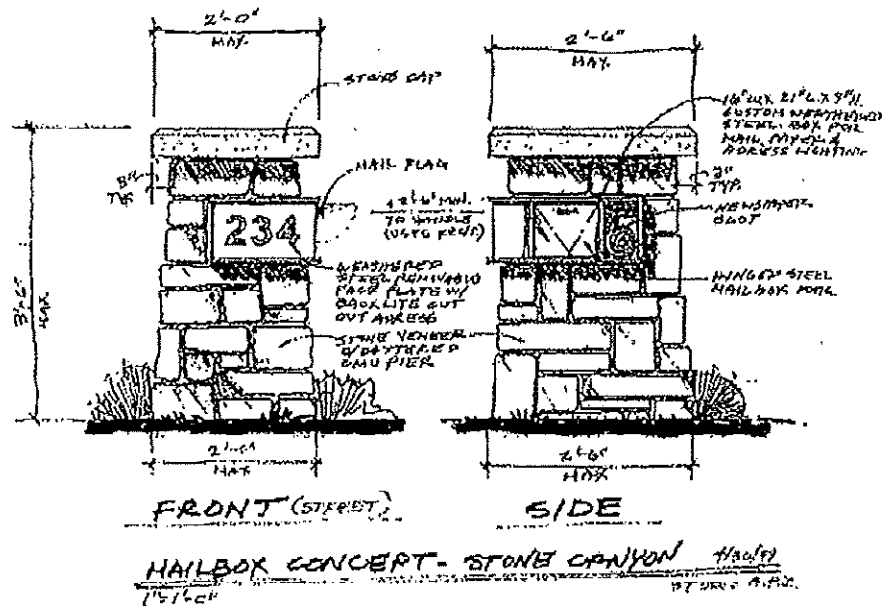
- **Submit Pre-Construction Packet:**
  - Builder's Deposit (*refer to Section IV, Subsection 13(h), Builder's Deposit*)
  - Construction Duration Schedule
  - **Copy of Contractor's License**

- *List of Subcontractors*
- *Construction Area Plan Identifying Location of any Construction Trailer Field Office, Limits of Excavation, Locations of Sanitary Facilities, Construction Dumpsters, Signage, Fire Extinguishers, Utility Trenching and Construction Vehicle Parking*
- *Copy of Town of Oro Valley Grading / Building Permit (both front and back sides)*
- *Copy of Town of Oro Valley Approved Grading Plan*
- *Site must be Staked and Fenced (Provide a Staking Key Plan)*  
*Approved fencing is wire mesh fencing, approximately 3" X 3" square grid or 2" X 4" rectangular grid, and 4' to 5' tall. Fencing is to be continuous around the proposed improvements for the duration of construction. It must extend out to the street, with a single entrance at the driveway entrance.*
- *Coordinate On-Site Meeting prior to Commencement of Construction*
- *Review Site Requirements with the DRC or Authorized Agent and Builder*

#### **Final Inspection of Improvements**

- *Upon Completion of Residence or Other Improvement, Coordinate Post-Construction Inspection with DRC or Authorized Agent prior to Occupancy*
- *Final Inspection Conducted by the Town of Oro Valley upon Completion of Construction and all Required Inspections*

## APPENDIX D - MAILBOX DESIGN



A mailbox design standard has been established which includes the address marker. The mailbox and pier must be built and installed by the Association approved vendor, and the responsible party will be billed for the cost of the installation.

Contractors are to notify the Association Review Specialist in the Architectural and Design Review Department at Lewis Management Resources to make arrangements for the mailbox installation. This notification must be received a minimum of 60 days prior to the actual required date of installation.

The Architectural and Design Review Department may be contacted by phone at 520-742-5674 or by facsimile at 520-742-1523.

**DESIGN GUIDELINES**  
**THE STONE CANYON COMMUNITY ASSOCIATION**  
**DESIGN REVIEW COMMITTEE**

**Amendment to the Development Design Guidelines**

Adopted this 11<sup>th</sup> day of March, 2009 by the  
Stone Canyon Community Association  
Design Review Committee

*The Stone Canyon Development Design Guidelines document is subject to revision and may be amended or supplemented from time to time.*

Pursuant to Section 11.3 of the Covenants Conditions and Restrictions for The Stone Canyon Club and Section V.5 of the Stone Canyon Development Design Guidelines, the Stone Canyon Design Review Committee has amended the Design Guidelines as follows:

Page 30      Section VI, Design Review Procedures – Subsection 17, Final Inspection of the Improvements, insert attached paragraph immediately following Subsection heading

**17. Final Inspection of the Improvements**

*Prior to requesting a Final Inspection of the project, the Owner or his authorized representative shall contact the Association-approved vendor to conduct a video inspection and certification of the sewer line. The inspection must include the HCS from the cleanout closest to the structure to the intersection with the main sewer line, and the main line sewer segment that serves the HCS from the upstream manhole to the downstream manhole. A copy of the video certification and written report must be provided to the Association and must reflect that there are no encumbrances or blockages to the lines. The related cost of the inspection and certification incurred is the responsibility of the Owner.*

*Owners may contact the Association Review Specialist in the Architectural and Design Review Department at Lewis Management Resources to get the contact information for the Association-approved vendor. The certification of the HCS and the main line must be completed prior to requesting the Post-Construction Inspection of the Project and subsequent release of the construction deposit.*

Page 35-36:      Appendix A – Design Review Approval Checklist – Replace Appendix A (including Rev. 10/27/99, Rev. 03/01/03 and Rev. 07/09/08) in its entirety with the attached Appendix A.

*Except as amended hereby, the Design Review Guidelines shall remain in full force and effect. From the date hereof, all references to the Design Review Guidelines shall include the provisions of this Amendment. In the event of an ambiguity or a conflict between the terms of this Amendment and the terms of the Design Review Guidelines, the terms and provisions of this Amendment shall control.*

## APPENDIX A - DESIGN REVIEW APPROVAL CHECKLIST

### Pre-Design Meeting

- Acknowledge Receipt of Design Guidelines
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- Request Pre-Design Meeting and Submit Design Review Fees (*refer to Section IV, Subsection 3, Review Fees*)
- Review Owner Objectives on Site
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- Other Items as Requested by the DRC

### Final Submittal

- **2 Full-Size Sets of Submittal Plans are Required plus 1 Additional Full-Size Set of Landscape Plans as noted below**
- **1 Electronic Set of Submittal Plans on a CD in .pdf Format is Required**
- Site Plan (1" = 20' minimum)
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- **Grading / Drainage Plan**
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- Wall Sections, Details of Patios and Courtyards
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- Landscape Plan, Irrigation Plan, Proposed Plant Materials, Identification of Protected Plants; the Storage Area for Plants, Materials and Debris (1" = 20')
- **Balance of Construction Drawings Commensurate with Subsequent Town of Oro Valley Permitting**
- **Colorboard indicating all Exterior Materials, Colors and Glass Specifications**
- Exterior Lighting Plan and Lighting Fixtures Cut Sheets
- Staking Lot / Residential Corners

### Pre-Construction Conference

- **Submit Pre-Construction Packet:**
  - **Builder's Deposit (*refer to Section IV, Subsection 13(h), Builder's Deposit*)**

- Construction Duration Schedule
- Copy of Contractor's License
- List of Subcontractors
- Construction Area Plan Identifying Location of any Construction Trailer Field Office, Limits of Excavation, Locations of Sanitary Facilities, Construction Dumpsters, Signage, Fire Extinguishers, Utility Trenching and Construction Vehicle Parking
- Copy of Town of Oro Valley Grading / Building Permit (both front and back sides)
- Copy of Town of Oro Valley Approved Grading Plan
- Site must be Staked and Fenced (Provide a Staking Key Plan)  
*Approved fencing is wire mesh fencing, approximately 3" X 3" square grid or 2" X 4" rectangular grid, and 4' to 5' tall. Fencing is to be continuous around the proposed improvements for the duration of construction. It must extend out to the street, with a single entrance at the driveway entrance.*
- Coordinate On-Site Meeting prior to Commencement of Construction
- Review Site Requirements with the DRC or Authorized Agent and Builder

#### Final Inspection of Improvements

- *Upon Completion of Residence or Other Improvement prior to Occupancy, arrange for video inspection and certification of the HCS from the cleanout closest to the structure to the intersection with the main sewer line, and the main line sewer segment that serves the HCS from the upstream manhole to the downstream manhole. The certification of the line is required prior to scheduling the Post-Construction Inspection of the Project. (refer to Section VI, Subsection 17, Final Inspection of the Improvements).*
- *Coordinate Post-Construction Inspection with DRC or Authorized Agent.*
- *Final Inspection Conducted by the Town of Oro Valley upon Completion of Construction and all Required Inspections.*

**DESIGN GUIDELINES**  
**THE STONE CANYON COMMUNITY ASSOCIATION**  
**DESIGN REVIEW COMMITTEE**

**Amendment to the Development Design Guidelines**

Adopted this 15<sup>th</sup> day of April, 2010 by the  
Stone Canyon Community Association  
Design Review Committee

*The Stone Canyon Development Design Guidelines document is subject to revision and may be amended or supplemented from time to time.*



Pursuant to Section 11.3 of the Covenants Conditions and Restrictions for The Stone Canyon Club and Section V.5 of the Stone Canyon Development Design Guidelines, the Stone Canyon Design Review Committee has amended the Design Guidelines as follows:

Page 5:        Section I, Architectural Design Guidelines – Replace Subsection 8, Antennae/Satellite Dishes, in its entirety with the attached wording

8.        Antennae/Satellite Dishes

*All installations of satellite dishes must be approved by the DRC. In accordance with current Federal Communications Commission's regulations, a satellite dish up to one meter in size (39-inches) may be installed. It is the expectation of the Community that the installation be in as inconspicuous a location as possible. It is encouraged that equipment be ground-mounted within an enclosure or installed on the side wall of the Residence to avoid view from adjacent properties, the clubhouse or other facilities. It is also encouraged that any roof-mounted equipment be screened, if possible. Any visible cables and mounting hardware must be painted to match the surface to which they are adjacent. Cables should be secured to the Residence to prevent shifting.*

*Equipment larger than one meter in size must be approved by the DRC prior to installation, and must be screened within an enclosure or by enhanced landscaping so as not to be visible to the street or adjacent properties.*

Page 6:        Section I, Architectural Design Guidelines – Replace Subsection 11, Solar Application, in its entirety with the attached wording

11. Solar Application

*Passive solar application, or the orientation and design of the Residence for maximum winter sun gain to reduce winter heating needs, will be encouraged.*

*Installation of solar energy devices must be in accordance with current legislation and must be approved by the DRC prior to installation. It is encouraged that solar panels be of a low profile and that the installation be such that off-site views be minimized to the greatest extent possible. Submittals should indicate if the wiring from solar panels and/or devices is external or internal. Any external wiring to the inverter should be fully enclosed and integrated with the structure of the Residence or secured to and painted to match the surface to which it is adjacent. Solar panel frames and mounting hardware should be in a non-reflective color or finish in order to reduce potential glare.*

Page 8:        Section I, Architectural Design Guidelines – Replace Subsection 22, Flagpoles, in its entirety with the attached wording

22. Flagpoles

*The American flag, the military flag, the POW/MIA flag, the Arizona State flag or an Arizona Indian Nations' flag may be displayed if it is hung from a pole bracket that is mounted to the Residence or if it is suspended from a roof overhang.*

*Installation of ground-mounted flagpoles requires approval by the DRC and is subject to the following conditions:*

- (a) Flagpoles are allowed in privacy areas of a Residence only.*
- (b) The flagpole cannot exceed a maximum height of 20 feet.*
- (c) The flagpole must be painted to match the Residence or be in a non-reflective color and/or finish as approved by the DRC.*
- (d) The flag(s) must be displayed starting at the top of the pole.*
- (e) The actual size of the flag used must be in proportion to the height of the flagpole. The recommended size of a flag for a 20 ft. pole is 3' X 5' (height of pole X 25% = length of the flag, "fly"); therefore, this is the maximum allowable size.*
- (f) The minimum distance of the flagpole from any lot line must be at least the height of the flagpole.*
- (g) Any American flag displayed may only be displayed from sunrise to sunset.*
- (h) In all instances where the American Flag is flown, proper etiquette shall be followed as outlined in the Federal Flag Code.*

*Except as amended hereby, the Design Review Guidelines shall remain in full force and effect. From the date hereof, all references to the Design Review Guidelines shall include the provisions of this Amendment. In the event of an ambiguity or a conflict between the terms of this Amendment and the terms of the Design Review Guidelines, the terms and provisions of this Amendment shall control.*