

SUPPLEMENTARY DEVELOPMENT DESIGN GUIDELINES

FOR

S T O N E G A T E

STONE CANYON

LOTS 355 THROUGH 389

and

LOTS 486 THROUGH 488



This Supplementary Development Design Guidelines for Stonegate document provides standards for architectural design and is intended to supersede and replace only Section I of the master Stone Canyon Development Design Guidelines. As such, please refer to the master Stone Canyon Development Design Guidelines for the balance of the applicable Sections, Appendices, Exhibits, and Amendments.

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OVERVIEW

Stonegate, a unique neighborhood located within the Stone Canyon Community, is characterized by Residences designed in an Italian Tuscan, Old World influenced style. In order to maintain the distinctive quality of the neighborhood, Supplementary Development Design Guidelines specific to Stonegate have been developed. The purpose of these Supplementary Design Guidelines is to articulate an overall architectural design approach for the visual and aesthetic elements which form the essence of the Stonegate neighborhood. This Supplementary Development Design Guidelines for Stonegate document provides standards for architectural design and is intended to supersede and replace only Section I of the master Stone Canyon Development Design Guidelines. As such, please refer to the master Stone Canyon Development Design Guidelines for the balance the applicable Sections, Appendices, Exhibits, and Amendments.

These Supplementary Development Design Guidelines for Stonegate have been adopted by the Design Review Committee (the "DRC") pursuant to the Stone Canyon Declaration of Covenants, Conditions and Restrictions (the "Declaration") and in compliance with the Rancho Vistoso Declaration of Covenants, Conditions and Restrictions. These Supplementary Development Design Guidelines shall apply to all lots located with the Stonegate neighborhood, specifically Stone Canyon Lots 355 through 389 and Lots 486 through 488.

Section I
Architectural
Design Guidelines

Architecture

The supplementary architectural guidelines for Stonegate attempt to set forth the standards by which certain visual and aesthetic design ideals are followed. It is the intention of these guidelines to provide the Owner with some flexibility in personal expression within a neighborhood context of Italian Tuscan, Old World style influenced designs that together form a cohesive visual built environment that is Stonegate.

1. Compliance with the Local Codes

All buildings and structures erected within Stonegate and the use and appearance of all land within Stonegate shall comply with all applicable local zoning and code requirements as well as the Declaration, the master Stone Canyon Development Design Guidelines and these Supplementary Design Guidelines for Stonegate.

2. Architectural Theme

(a) Preliminary architectural designs for all buildings and structures must be reviewed and tentatively approved by the Design Review Committee (DRC) prior to the preparation of final plans to be submitted to the Town of Oro Valley. The overall architectural theme of Stonegate is

that of a stylized adaptation of Italian Tuscan Old World design.

(b) The DRC requires that the detail, design, use of the materials and architectural styles be in keeping with historical precedent, the natural desert environment and, in particular, the Stonegate architectural theme. Development of the site and structural elements must include:

1. Design principles, which place primary emphasis on the preservation and enhancement of the natural surroundings;

2. Stone on the structure as a meaningful element. The color/texture of the stone, in presentation, must be in harmony with the Stonegate neighborhood NOTE: For the purposes of these Design Guidelines, the word "meaningful" refers not to percentage of coverage of the structure, but, rather, meaningful, architecture elements shall be evaluated based on how said elements integrate with other architectural elements on the structure and the surrounding desert environs. Synthetic stone may be approved by the DRC, based on submittal of a sample of the material of sufficient size, as deemed

acceptable to the DRC, and a graphic, which depicts its appearance in mass; Stone selection shall be consistent with the Stonegate architectural theme and have the visual characteristics of stone applications on existing homes in the Stonegate neighborhood;

3. Complex visual relief through massing and building articulation on all sides/elevations of the structure;

4. Detail and relief of windows, entrances and doors;

5. Breaks in the roofline with elevation changes;

6. Shade structures, canopies and walks;

7. Appropriate screening for service spaces;

(c) When a building design has been approved, and the necessary building permits 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 applied to the structure during construction. Extremely bright and/or primary colors will not be permitted. Proposed colors should be earth tone hues that are visually consistent with the existing palette within the Stonegate neighborhood. 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 selection shall express the Stonegate architectural theme in an appropriate manner, with colors and textures compatible with the natural surroundings and other buildings and structures in the Stonegate neighborhood. Acceptable finish materials include:

1. Plastered or stuccoed masonry units;
2. Stone;
3. Rough-sawn wood

Other exterior finish treatments may be utilized, if deemed appropriate by the DRC. Use of wood-sheet or vinyl siding is strictly prohibited.

(c) **REQUIRED:** Each structure must include at least two different and distinct exterior materials, one of which must be an approved stone application. The other material(s) may be selected from the list above, or an alternative material may be utilized, if approved by the DRC (trim features, such as wrought ironwork and roofing materials, do not constitute a major element).

5. Roofs

All roofs shall be of a form, material, texture and color approved by the DRC. All roof forms

shall be consistent with Italian Tuscan, Old World design traditions as represented within Stonegate and shall be predominantly pitched and may be used in combination with elements of flat roof sections. 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. Parapet walls are required between all level changes in adjacent flat roof areas. Flat roof sections shall be finish-coated to color blend with the Structure's exterior wall color. White, off-white, or reflective finish-coated flat roofs are prohibited.

All pitched roofs shall be finished with a two-piece barrel mission clay tile installation. The installation must contain a color blend of tiles and be mud set with heavy mortar chinking. The color blend of tiles shall consist of muted earth tone colors. The entire roof tile installation shall be consistent with the existing color palette and conditions within Stonegate.

All vents and other projections shall be colored to match the adjacent finished roof material. No roof-mounted mechanical equipment of any kind will be permitted on any roof.

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 viewed from the street or other Lots anywhere in Stonegate. Because the desert landscape is low, rarely reaching two stories in height, and low buildings conserve energy and

lower temperatures, low-profile buildings are encouraged at Stonegate. They may be sited below grade.

Two-thirds of the Residence must not exceed 19 feet in height when measured from the main finish floor elevation, with the remaining one-third allowed a 22 feet maximum height to the main pitched roof ridge condition when measured from the main finish floor elevation... Special allowance for 2-story homes on secluded "out-of-line-of-sight" Lots may be considered by the DRC.

Specific proposed finish floor elevation values must be represented on the Preliminary Submittal and provided for consideration by the DRC. All proposed values must correspond to the related Natural Grade values of the Lot. The expectation is that any proposed finish floor value will result in reasonable site work conditions that reflect the general character and profile of the surrounding site context. The DRC reserves the right to require adjustments to any proposed finish floor value and/or the resulting height of any Residence or Structure in order to maintain this expectation.

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 finish floor benchmarks outside of the proposed area of disturbance and establish the elevation of representative Natural

Grade values around the entire perimeter of the proposed area of disturbance. 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, railing, 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

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 private facility.

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.

9. Architectural Openings: Doors, Windows, Skylights and Glass Block

All windows and doorways of a residence must be recessed a minimum of 6 inches. Windows of anodized aluminum, baked enamel or wood are preferred for the desert climate.

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

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.

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.

12. Barbeques, Firepits and Fireplaces

Built-in barbeque 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 may be solid, open view effect fences, or a combination of both. Solid walls of unit masonry with a stucco or stone finish 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. The colors of the exterior wall must conform to the same color standards as described above. Open view effect fences may be used in appropriate areas to provide visual relief. They should be in a picket or organ pipe design in a rusted finish and as approved by the DRC.

Regardless of type, all walls should be a visible extension of the architecture of the Residence, and must be located within the Construction Envelope. They may not be used to delineate Lot lines, or to arbitrarily delineate the Building Envelope and/or Construction Envelope. All wall conditions exceeding 5 feet in height from

the lowest Natural Grade adjacent to the outside of the 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

Solid 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 sufficient height so equipment may not be visible from a neighboring Lot or street. In general, it is expected that screen walls will not exceed 5 feet in height measured from the lowest Natural Grade adjacent to the wall.

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 and Rolling Shutters

Awnings and rolling shutters require specific DRC approval. Awnings must be retractable, and awning overhang colors must complement the Residence exterior. Rolling shutters must be in a color that closely matches the body color of the exterior of the Residence.

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 advanced 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 so determined to have 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, bird feeders 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 neighborhood.

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.

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 Residences 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.

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 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 as early in the design process as is reasonable, perhaps even prior to the Preliminary Submittal design review phase. 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

Further, combining two lots must be in accordance with the Town of Oro Valley and Pima County requirements. All expenses associated with any required recording of 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.

All exposed conditions of cut and fill must be stabilized and concealed with a boulderized or large rock rip-rap treatment utilizing native Tortolita rock. In general, fill condition treatments shall not exceed 8 feet in height measured from the adjacent lowest Natural Grade on the Lot. The DRC may consider an increase in the allowed height on a case-by-case basis where site conditions and related site context warrant. The appearance of any treatment over 6 feet in height maybe required to be mitigated by landscaping with trees or large shrubs.

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 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 any 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 Doors 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 to a Residence. All garage doors must be metal clad with a rusted finish or of an alternate finish as approved by the DRC. They must complement the design of the Residence and maintain consistency with the garage doors of other existing homes in the Stonegate neighborhood. Detached garages are permitted in compliance with applicable building codes. The DRC encourages site and building designs which orient garage doors away from any adjacent street.

29. Driveway

With the exception of a small widening where driveway pavement meets the edge of the street pavement, driveways shall be a maximum of 16 feet wide, however, driveways are permitted to widen within the building envelope to accommodate turning radii and guest parking areas. Large expanses of paving may require enhancement, as deemed appropriate by the Design Review Committee.

Each lot shall have a single vehicular access point, except that, in special circumstances, the

Design Review Committee may approve a second entry, if deemed appropriate, on a case-by-case basis.

Siting of the driveway on the property shall take into consideration the location of utility services at the property line. To minimize the disturbance to the site, all utilities shall be brought onto the property via a common trench in the driveway alignment, unless otherwise approved by the Design Review Committee.

All driveways, garage aprons and parking areas must be constructed of enriched modular concrete pavers in a color blend that is compatible with the color of the Residence and consistent with other existing driveway conditions in the Stonegate neighborhood.

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

The Building Envelope and all improvements therein shall have a minimum 30-foot setback from the front property line and from any abutting streets, which shall remain in an undisturbed state, except for access drives and mailbox installation as herein described. The side yard setback for the Building Envelope and all improvements shall be a minimum of 15 feet and 25 feet in the rear, which shall remain in an undisturbed state.

33. Washes

Minor natural drainageways occur throughout Stone Canyon, 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 the tennis or sport court meets all of the above criteria, it may not be approved because of such consideration as slope conditions, vegetation, or limited area.

36. Home Identification/Mailboxes

A mailbox design standard, which includes address identification and lighting, must be placed at/near the access drive to each single family residence. The DRC approved design is included in the master Stone Canyon Development Design Guidelines as Appendix D.

37. Lighting

The intent of 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 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 Area 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 installation 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 the 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, or skylights. No light sources pointing up or out or visible through high windows, or skylights are allowed. Darkly tinted glazing may be used on skylights and dark tinting of glass areas or the use of the 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 or damaging to 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

Particular care must be taken when lighting homes to minimize glare from normal standing, sitting or driving view angles from any neighboring Lot or Common Area especially 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 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 Stone Canyon.

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, and propane tanks 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 Stonegate. 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.

Residences built in Stonegate shall meet the Town of Oro Valley water conservation standards for fixtures within the Residence.

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. Above-ground service pedestals, splice-boxes, switch cabinets and transformers will be permitted, where required for public utilities or the landscaping of Common Areas. Such utility pedestals, cabinets and transformers shall be painted the same color, as approved by the Design Review Committee.

To minimize disturbance to the site, and where possible, all utilities shall be brought onto the property via common utility trench along the driveway alignment.

43. Size and Massing

The sizes of Residences will range from minimum of 2,400 square feet to a maximum of 12,000 square feet of living area. In some areas, the minimum square footage may be higher as further defined in specific declarations for subdivision. 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.