



Architectural Design Guidelines

Updated August 2016

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DESIGN GUIDELINES

Design Review Philosophy

A panel consisting of several of the area's top designers evaluates each Design Review Application at Las Vegas Ranch Estates. The panel considers each design in the context of its overall merit rather than using a rigid checklist approach to design review. Our design review philosophy is for the applicant to achieve his individual goals while adhering to the design and development principles used in the development of Las Vegas Ranch Estates.

Qualified Designers

Las Vegas Ranch Estates identified accomplished local design professionals who have consistently demonstrated excellence in serving the custom home market with high quality, environmentally sensitive architecture. A list of these professionals is available to parcel owners to assist in the selection of a designer. While Las Vegas Ranch Estates encourages applicants to seriously consider designers from this list, owners are completely free to select other professionals.

Design Attributes

The Las Vegas Ranch Estates Design Guidelines were created for owners and their professional designers to identify principles vital to the community's pursuit of quality development. These following principles, referred to as Design Attributes, form the foundation for each design's review:

Minimum Visual Impact

- Ideally, the structure is inconspicuous in the context of its final setting.
- Generally, the massing is horizontal in nature, and resides primarily at, or below, the height of the surrounding landscape.
- The visibility of structures is considered from vantage points both near and far, and from common ground-level vantage points at, below and above the structure.
- Elements of the structure that are visible above the height of the surrounding landscape shall be rendered less conspicuous by the composition of their color, texture and massing.
- Existing vegetation shall be integrated into the design to effectively screen visibility of the structures. As well, supplemental native trees shall be strategically added for the same purpose.
- The orientation and location of the structure(s) and landscaping respects and/or enhances the privacy of adjacent land uses.

Site Specification

- The structure(s) generally appear comfortably integrated into the site, and are not artificially perched on or cut into the site. Main house livable square footage is to be a minimum of **2,200 square feet**.
- Finished floor elevations and proposed finish grades respond vertically to the slope of the terrain, approximating an on-site balance of cut and fills.
- The building pad(s) for all structures are kept relatively close in elevation to the natural topography.
- The site plan successfully incorporates or avoids significant natural features.

Attractiveness /Undoubtable Quality

- The overall two and three-dimensional composition conveys a sense of order, logic and integrity.
- The structure(s), and all of the components that comprise them, are well proportioned.
- The materials used are commonly recognized as being durable and long lasting.
- Exterior materials that are exposed to weather either maintain their original appearance despite their exposure, or they change gracefully and become more attractive as they age.

Environmental Responsibility

- The post development surface drainage is handled in a manner that avoids erosion and a significant increase or redirection of historical flows as they enter and exit the site.
- The selection of landscape plant material avoids non-indigenous species that may proliferate uncontrollably, or that disseminate noxious pollens, odors or litter.
- Interior and exterior lighting does not create glare from ground vantage points and preserves the ranch's pre-development darkness without compromising the basic comfort and safety essential to outdoor living.
- Existing topographical features and vegetation stands are generally preserved and incorporated into the design of the structures.
- Various design and construction factors are considered to help minimize grading outside of the footprint of the improvements.
- The structure(s) are built with materials and techniques that will withstand the aridity, heat, winds and ultraviolet radiation of the ranch environment without need of frequent maintenance or replacement.

ARCHITECTURAL DESIGN CODE

Building Walls

- Exterior finishes of stone, stucco, stabilized or fire adobe, rammed earth, exposed or mortar-washed slump block, and tumbled or used brick, board and batten, and other wood treatments are all acceptable materials. Other materials will also be considered.
- Consideration should be given to the results of direct sun on materials such as board and batten.
- All exterior finishes must be continued to grade.

Roofs

- Pitched and flat roof structures are appropriate for Las Vegas Ranch Estates.
- Pitched roofs shall be low-sloped hips, gables or sheds. Pitched roofs must be designed in a manner that avoids excessive use of "cricketing" to convey drainage.
- Pitched roofs may be clad in a variety of materials including with tiles, slate, corrugated weathering steel, cedar shakes, oxidized copper, or other approved materials.
- The surface of flat roofs as well as elements such as flashing, vents, skylights and other roof accessories shall be appropriately concealed from all adjacent vantage points by parapets, curbs or fascias.
- Skylights should have minimal glare against the night sky.
- Visible vents, flashing, etc. must be painted a color to render them inconspicuous.

Windows & Doors

- The character of window and door selections shall complement the character of the home.
- Windows shall be glazed with clear or tinted glass which may not be mirrored or reflective.
- Garage doors shall have a maximum width of 10', and shall span only one auto bay.
- Windows in garages must employ window treatments to prevent glare from garage lighting.
- Mechanical room doors shall be painted to blend in with the adjacent architecture.

Garden/Site Walls

- Site walls should be used to define functional spaces, provide appropriate visual screening, and retain grade differentials.
- Fences and walls shall be masonry, iron or split rail, or other material as approved by the Panel.
- Garden walls, site walls and retaining walls shall be finished with materials complementary to the overall architectural style.
- Site walls shall not be more than 6' tall from grade as viewed from adjacent properties. The height of walls that are incorporated into the architecture of courtyards, etc. will be considered on a case by case basis.
- Gates that are generally visible from adjacent areas must be architectural in nature and complement the quality and character of the home.

Building Elements & Details

- Details shall remain consistent in both quality and character on all elevations of the home.
- Columns and beams shall be of appropriate proportion to convey a sense of strength and support.
- Exterior wood elements shall be stained or otherwise finished in a manner that complements the character of the home.
- Scuppers must be of a material complementary to the character of the home. Sheet metal scuppers are prohibited.
- Chimneys should be architecturally appealing and comfortably scaled in the context of the main structure. Prefabricated sheet metal chimney caps are prohibited. Sheet metal spark arrestors must be made inconspicuous.

Residential Structure Height Limits

- There are two critical height restrictions to consider when designing homes for Las Vegas Ranch Estates. The Base Height indicates the height that a majority of the home must stay at or below. The Maximum Height indicates the maximum allowable height for areas that exceed the base height.
- The maximum Base Height of each building is 18' measured from the highest natural grade adjacent to that mass
- A maximum of 33% of the building's total covered area may exceed the Base Height. Covered area includes air conditioned space, garages and mechanical areas, and covered patios and porches.
- The Maximum Height for a pitched roof mass shall be 26', as measured from highest adjacent natural grade to that mass.

- The Maximum Height for a flat roof mass shall be 21', as measured from the highest adjacent natural grade to that mass.
- At no point shall the height of a mass exceed 28' from the lowest adjacent natural grade to that mass.
- It is the responsibility of the Applicant or his representative to verify and abide by Yavapai County building requirements for maximum heights. In the event of a conflict between Yavapai County and Las Vegas Ranch Estates requirements, the stricter shall take precedence.
- The height permitted on structures other than residential shall be generally consistent with these limitations and shall be determined on a case by case basis.

Miscellaneous Items

- Mechanical equipment shall be ground mounted and screened from view. Noise levels and visibility of mechanical areas should be considered when locating and designing enclosures for such equipment.
- Antennae, transformers, and similar equipment should be placed in inconspicuous locations.
- Exterior lighting shall have concealed light sources. Security lighting is allowed, if controlled by a motion detector and timer and oriented in a manner as not to result in excessive glare to neighboring properties. Sports court lighting must be specifically approved.
- Exterior colors and materials will be considered by the panel in the context of each other and will not be approved individually. The panel will grant preliminary approval based on the submitted color board. *The panel will not render a decision on such items on a "one-off" basis, but rather, will only render a decision if all exterior materials and colors can be evaluated in the context of one another.*

SITE DEVELOPMENT CODE

The site Development Code serves as a guide to ensure that improvements blend with the natural ranch landforms, topography, and drainage patterns, both aesthetically and functionally. The variety of landforms and topography in Las Vegas Ranch Estates requires sensitively different site development for each parcel.

Disturbed Area

- The applicant shall submit to the Design Review Panel the area of the parcel proposed for improvements including homes, garages, site walls, parking areas, patios, gazebos, guest homes, barns, arenas, gardens, yards, pools, water features, fireplaces, embellished landscaping, drainage improvements, clearing/grading, driveways, etc. The proposed plan shall clearly indicate which areas of the parcel are to be disturbed and which areas are to remain undisturbed. The Development Review Panel may require the applicant to stake the proposed disturbed area for field inspection.
- The proposed disturbed area should be designed to accommodate the contemplated improvements and preserve natural site features and drainage patterns. The Development Review Panel will, upon review of the applicant's submission, determine an approved disturbed area for the proposed

parcel development. The area outside of the approved disturbed area shall not be altered unless approved by the Development Review Panel. Removal or alteration of vegetation outside of the approved disturbed area to create view corridors is prohibited.

- Temporary modifications to the non-disturbed area may be granted at the discretion of the panel for construction and temporary access purposes, as well as for minor grading and drainage requirements. These areas must be restored to approximate the natural topography and planted with native vegetation of appropriate types and densities. When calculating for design review, these temporary areas do not need to be included in the disturbed area, but should however be indicated in the exhibits.

Driveways

- The Applicant shall propose the location of the driveway in the overall context of the site improvements and natural features.
- Only one driveway entry to the roadway shall be permitted for each parcel, or smaller parcel created as a result of an approved parcel split.
- Driveways shall be a maximum width of 16' at the roadway intersection, should intersect the roadway at an approximate right angle and be flared at the intersection, and must conform to the driveway-roadway intersection specifications detailed in Exhibit D.
- Driveways must have a compacted sub-base of not less than 4" of engineered material at 90% compaction and must have an unobstructed width of at least 12'.
- If decomposed granite is used for the driveway material, it must be stabilized, treated with dust control, and be a color approximately that of the ground it covers.

Minimum Building Footprints

The following refer to the minimum heated and cooled footprint of the primary residence on the Parcel.

- The minimum requirement for heated and cooled house footprint is 2000 s.f.
- There is no maximum footprint for a house.

Sitework

- Sitework must achieve an on-site balance of cuts and fills. In many cases, this will require improvements to be stepped to follow existing contours.
- Cuts and fills shall be executed in a manner that results in natural looking transitions from natural to engineered grade.
- Finished grade shall lie against vertical improvements as closely as possible to the original angle and elevation of the slope.
- Significant cut and fill operations should be avoided, and if approved contained within retaining walls, or within the improvements themselves.

Drainage

- A grading and drainage plan for the parcel shall be prepared by an Arizona licensed civil engineer. The plan shall clearly indicate the method of conveyance for drainage flows, as well as identify the rate and velocity of runoff flows, direction and degree of slope, soil characteristics, or other considerations and include any documentation necessary to support the conclusions. The panel may require the Applicant to provide a formal engineer's drainage report.
- Site drainage improvements shall be designed and constructed to result in a minimum disruption of the natural drainage patterns of the parcel. While it will be necessary to direct drainage flows around site improvements, flows entering and exiting the parcel shall remain in their historical locations and reasonably close to their historical flows.
- Surface drainage shall not be redirected onto adjacent parcels or roads except as established in the original undeveloped condition of the parcel. No condition shall be caused that will lead to erosion, pooling or backwater, or redirection of flows on adjacent parcels.
- Soil erosion in disturbed areas shall be controlled through the use of plant materials, native rock, or other effective methods that are natural in appearance. If riprap or other rock-type erosion control is proposed for significant drainage ways, the placement of such materials must result in a natural appearance.
- Existing drainage patterns must be maintained where the driveway intersects the street. If a culvert structure is necessary, it must be designed by a registered civil engineer, and incorporated into the site drainage analysis.
- Acceptance of a grading & drainage plan by Las Vegas Ranch Estates does not warrant such plan for performance. Such acceptance does not cause the Association, the developer or its affiliates, or the panel to be liable or responsible to the individual Parcel owner or others with respect to the adequacy of the engineering. Panel acceptance does not reduce or eliminate the obligation of the individual parcel owner to be responsible for damages arising from the changes in existing or engineered conditions, and such acceptance does not reduce, or change the responsibility of the individual parcel owner for complying with legal and jurisdictional requirements. Any damage that may occur on any other parcel or roadway resulting from the change in the existing drainage will be the responsibility of the individual parcel owner of the parcel on which the change was made.
- At the developer's discretion, the applicant may be required to pay a \$500 fee for the review of the parcel grading and drainage plan to ensure compliance with these standards.

LANDSCAPE DESIGN CODE

Las Vegas Ranch Estates seeks to achieve a developed environment that appears at home in and compatible with its ranch setting. The parcels and roadways of Las Vegas Ranch Estates have been deliberately sited to preserve existing natural features such as washes, ridges, and stands of pinions, junipers, and Arizona black walnuts. Areas necessarily disturbed as part of a parcel development process (the disturbed area) should be restored and designed using native plants. The area of the parcel outside of the disturbed area is encouraged to remain in its natural condition. Embellishment of this natural area with native plant species may be approved by the panel. Otherwise, alteration of the non-disturbed area, including for the creation of view corridors, is discouraged.

Landscape Lighting

Landscape lighting should be used to supplement the enjoyment of functional outdoor spaces and create a dramatic yet subtle nighttime environment. Landscape lighting should not overwhelm or wash out the romance and tranquility of dark skies enjoyed at Las Vegas Ranch Estates.

- Las Vegas Ranch Estates encourages the use of down-lighting (moonlight effect) where possible in lieu of ground mounted spotlights. This effect can be used in conjunction with up-lighting in areas closer to structures, and can also be used by itself to provide a more subtle effect in areas away from structures.
- Bollards or other low fixtures located along driveways or pedestrian paths should be strategically located to avoid a patterned “runway” look. Light sources should be effectively shielded.
- Lighting outside of the improved area of a parcel is discouraged.
- Lighting fixtures and associated hardware should be constructed of heavy-duty materials and blend into the landscape.
- Colored bulbs and lenses are prohibited.

Miscellaneous

- All disturbed areas shall employ landscape grading that approximates the existing topography of the adjacent landscape.
- Revegged and landscaped areas should be irrigated if needed to maintain the health of landscape material.

DESIGN REVIEW PROCESS

The Las Vegas Ranch Estates Design Review Process is structured to provide a timely review of completed applications, coherent and consistent application of the design guidelines, and practical guidance where needed so an owner can achieve final approval and implement his development plans.

Design Review Panel

- Design Submittals are reviewed by a panel of professional designers who have demonstrated an appreciation and understanding of Las Vegas Ranch Estates.
- Review Hearings allow Applicants to discuss design issues openly with the panel, and therefore avoid miscommunication between the panel and the applicant.
- A chairman of the Design Review Panel shall be appointed to manage the Design Review process.
- The presence of two (2) panel members at a Design Review Hearing comprises a quorum.
- This panel shall be supported by a Design Review Administrator whose responsibilities may include: scheduling, notifications, correspondence, record keeping, collection of fees, construction inspections and other duties as may be assigned from time to time.

Design Review Process

- A Pre-design Conference with a panel representative is available and encouraged if the applicant believes there are unique limitations and opportunities that affect the planning of the parcel.
- The Preliminary Review focuses specifically on the siting, massing, and general character of the structures, and the disturbed / undisturbed area. A checklist for the Preliminary Submittal items is found in this section.
- The Final Review should reflect evolution of those items discussed at the Preliminary Review, plus reflect final landscaping, grading and drainage, and exterior materials and finishes, and any additional items the panel deems necessary to complete the Design Review Process.
- Informal meetings are available to Applicants to gain feedback from the panel and discuss design solutions as necessary before spending the resources to assemble official submittal packages.

SUBMITTAL REQUIREMENTS

Preliminary Submittal Requirements

Provide copies of the following as required below:

- Submittal Fee: **\$2,500** (Checks made payable to HOAMCO) or an amount as adjusted from time to time by the Association. *\$500 is review & inspection fee, \$2,000 for road repair reserve fund.* Please verify current fees.
- Narrative (1 copy): the Applicant shall describe the proposed design's conceptual compliance to the Design Attributes.
- Site Plan (2 copies): indicate site constraints of the proposed disturbed area including setbacks and easements, existing and proposed contours at **four-foot (4')** intervals, significant natural features, drainage plan showing conceptual drainage considerations and improvements, conceptual grading plan indicating cut and fills areas, all proposed improvements including, but not limited to residence, guest house, pavilions, walls, fences, terraces, walks, driveways, parking areas, patios, pools, utilities, barns, garages, stables, arenas, paddocks, etc. Indicate area to be disturbed and area to be undisturbed.
- Conceptual Landscape Plan (2 copies): provide preliminary plant list and planting plan, including tree sizes, show all proposed landscape materials, indicate all hardscape surfaces and proposed materials, indicate location and type of lighting fixtures. Indicate vegetation that is to be salvaged and to remain in place. Ensure that the area to be disturbed coincides with the Site Plan.
- Floor Plan (2 copies): indicate all proposed residential units or structures, clearly defining their function.
- Exterior Elevations (2 copies): provide scaled elevations for all sides of all structures, indicate proposed exterior materials and colors, indicate site or feature walls of any kind shown in plan and elevation, along with both natural and finished grades and top of wall elevations, indicate the elevations of roof peaks and tops of parapets, as well as the elevation of adjacent natural grades, provide two (2) black/blue lines.
- Roof Plan/Height Exhibit (2 copies): provide a roof plan superimposed over existing topo, indicate elevations of all ridges and parapets for each roof mass (including garages, guest houses, barns, and other ancillary structures), existing topo elevations must be clearly visible at 2' intervals, shade the roof area that is above the 18' base height, indicate the square footage of each roof mass, the square footage total for all roof masses, and the square footage total for roof masses above the 18' base height, indicate roof drainage methods and routes, indicate the pitch of all sloped roof masses.
- Sample Materials Board (1 copy): provide samples or photos of all exterior materials and colors on an approximately 11" x 17" presentation board, including stucco texture and color, trim work and detailing, roof treatment, stone type and coursing, driveway and other paving, wood treatment.

SUBMITTAL REQUIREMENTS

Final Submittal Requirements

- The Final Submittal consists of one (1) complete full size set of construction documents at scale acceptable to the panel for all site development, grading & drainage, architecture and landscaping, with a narrative discussing the changes from the Preliminary Submittal.
- Amendments or changes to any of the Preliminary Submittal items as applicable.
- Building Sections (2 copies): Provide sections where relevant or per the panel's request.
- Complete and submit the Final Submittal Certification Form regarding the prohibition of rooftop equipment, reflective glass, unscreened skylights, exposed antennae or other equipment, or exterior flood-type lighting.
- Submit the manufacturer's cutsheet for lighting visible from the outside, all referenced to a lighting plan.
- 11" x 17" colored elevations or perspective with colors referenced to the material submitted.
- If applicable, an updated materials sample board.
- If requested by the Panel, submit a Drainage Report prepared by an Arizona licensed civil engineer. Showing drainage calculations and sizing of drainage improvements.



**EXHIBIT A
PRELIMINARY DESIGN REVIEW APPLICATION FORM**

LOT #: _____ ACCT #: _____

OWNER: _____ ARCHITECT: _____

ADDRESS: _____

LANDSCAPE DESIGNER: _____

EMAIL: _____

PHONE: _____ CIVIL ENGINEER: _____

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

For Design Review Panel Use Only:

SUBMITTAL DATE _____

MEETING DATE _____

Preliminary Submittal Requirements :

See Page 11, of the Design Guidelines for further explanation of the below requirements.

- _____ SUBMITTAL FEE - \$2,500.00 PAYABLE TO HOAMCO CHECK NO.: _____
- _____ NARRATIVE- (1 COPY) DESCRIBE DESIGN’S CONCEPTUAL DESIGN ATTRIBUTES
- _____ SITE PLAN AND TOPOGRAPHY PLAN- (2 COPIES)
- _____ FLOOR PLAN- (2 COPIES)
- _____ EXTERIOR ELEVATIONS- (2 COPIES)
- _____ ROOF PLAN/HEIGHT EXHIBIT- (2 COPIES)
- _____ SAMPLE MATERIALS BOARD- (1 COPY)
- _____ CAD FILE- (1 COPY)

Failure to provide the above requirements shall result in return of Preliminary Submittal, until such time all provisions are complied with.

OWNER SIGNATURE _____

DATE _____



**EXHIBIT B
FINAL DESIGN REVIEW APPLICATION FORM**

LOT #: _____ ACCT #: _____
OWNER: _____ ARCHITECT: _____
ADDRESS: _____

LANDSCAPE DESIGNER: _____
EMAIL: _____
PHONE: _____ CONTRACTOR: _____

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

For Design Review Panel Use Only:

SUBMITTAL DATE _____
MEETING DATE _____

Final Submittal Requirements:

See Page 12, of the Design Guidelines for further explanation of the below requirements.

- ___ COMPLETE FULL SIZE CONSTRUCTION DOCUMENTS- (1 COPY)
- ___ AMENDMENTS OR REQUIREMENTS FROM PRELIMINARY REVIEW
- ___ BUILDING SECTIONS, IF APPLICABLE- (2 COPIES)
- ___ FINAL SUBMITTAL CERTIFICATION FORM, EXHIBIT C
- ___ MANUFACTURE’S CUT-SHEET FOR LIGHTING- (1 COPY)
- ___ MATERIALS SAMPLE BOARD UPDATED, IF APPLICABLE- (1 COPY)
- ___ DRAINAGE REPORT, IF APPLICABLE- (1 COPY)

Failure to provide the above requirements shall result in return of Final Submittal, until such time all provisions are complied with.

OWNER OR REPRESENTATIVE SIGNATURE

DATE



EXHIBIT C

CERTIFICATION OF FINAL APPROVAL

I hereby acknowledge and accept the conditions of Final Approval for the Design Review Application for Lot _____ of Las Vegas Ranch Estates. Unless otherwise approved in writing by the panel, the Final Approved Design complies with all aspects of the Design Guidelines, which I have read and understand. I represent that the design has considered and assured the following:

- All mechanical equipment is ground mounted and concealed by site walls and/or gates.
- The design does not include skylights in pitched roofs.
- All exterior light sources are shielded.
- The primary residence, guest house, and garage do not exceed maximum heights established in the Design Guidelines.
- Location and scope of improvements comply with the approved site plan.
- All disturbance is contained within the approved disturbed area and areas disturbed by construction which are outside the approved disturbed area shall be re-landscaped in an appropriate manner.

APPLICANT SIGNATURE

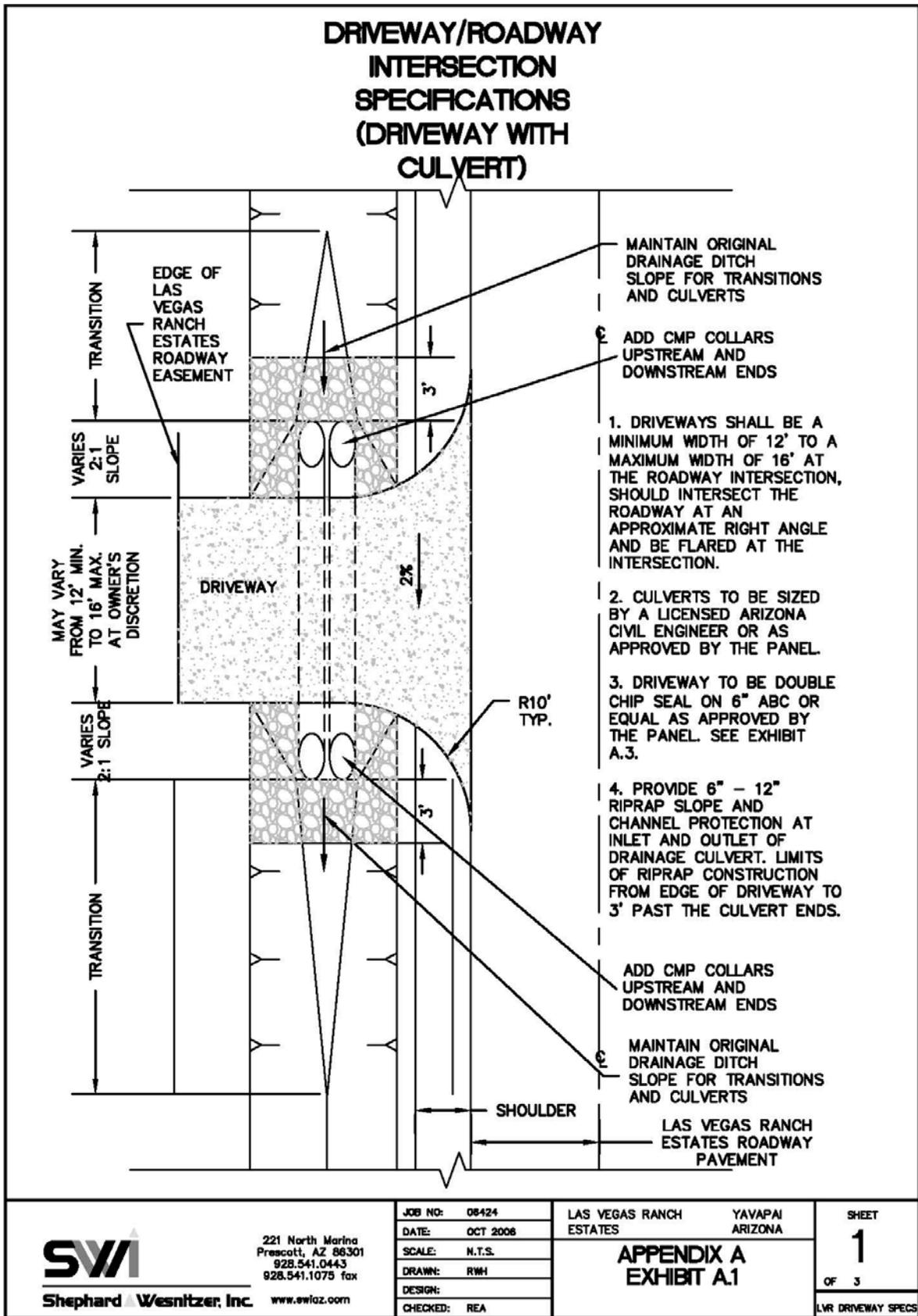
DATE:

Include this form with Final Submittal

EXHIBIT D

Driveway/Roadway Intersection Specifications

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Shepard Wesnitzer, Inc.

221 North Marina
Prescott, AZ 86301
928.541.0443
928.541.1075 fax

www.swiaz.com

JOB NO:	08424
DATE:	OCT 2006
SCALE:	N.T.S.
DRAWN:	RWH
DESIGN:	
CHECKED:	REA

LAS VEGAS RANCH ESTATES YAVAPAI ARIZONA

**APPENDIX A
EXHIBIT A.1**

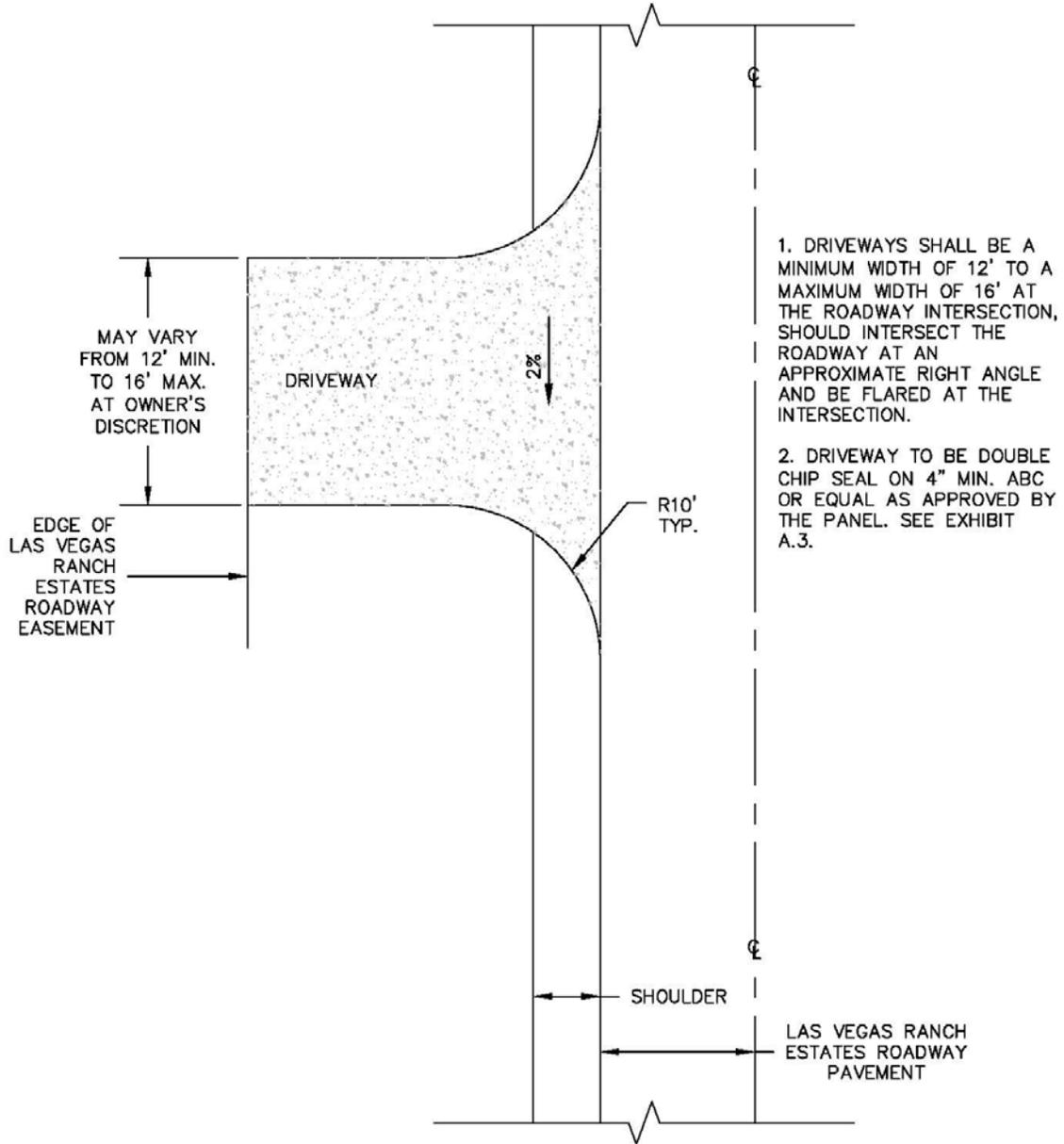
SHEET

1

OF 3

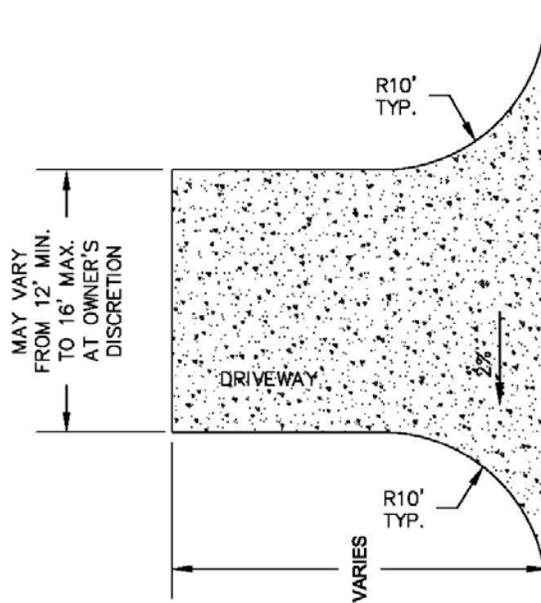
LVR DRIVEWAY SPECS

DRIVEWAY/ROADWAY INTERSECTION SPECIFICATIONS (DRIVEWAY WITHOUT CULVERT)

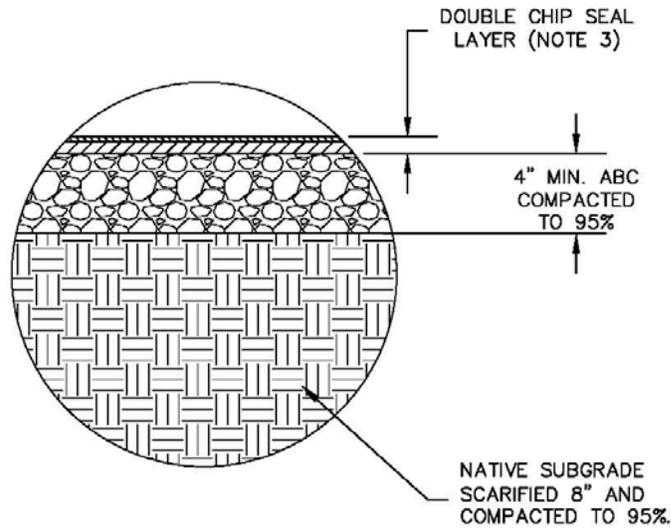


<p>Shephard Wesnitzer, Inc. www.swiaz.com</p>	221 North Marina Prescott, AZ 86301 928.541.0443 928.541.1075 fax	JOB NO: 06424	LAS VEGAS RANCH ESTATES	YAVAPAI ARIZONA	SHEET
		DATE: OCT 2006	APPENDIX A		2
		SCALE: N.T.S.	EXHIBIT A.2		OF 3
		DRAWN: RWH			
		DESIGN:			
	CHECKED: REA				LVR DRIVEWAY SPECS

DRIVEWAY/ROADWAY INTERSECTION SPECIFICATIONS (PAVEMENT SECTION)



1. DRIVEWAYS SHALL BE A MINIMUM WIDTH OF 12' TO A MAXIMUM WIDTH OF 16' AT THE ROADWAY INTERSECTION, SHOULD INTERSECT THE ROADWAY AT AN APPROXIMATE RIGHT ANGLE AND BE FLARED AT THE INTERSECTION.
2. DRIVEWAY TO BE DOUBLE CHIP SEAL ON 4" MIN. ABC OR EQUAL AS APPROVED BY THE PANEL.
3. DOUBLE CHIP SEAL SHALL BE CONSTRUCTED PER Y.A.G. STANDARD 716 AND TABLE 716-3.



DRIVEWAY SECTION

 Shepard Wesnitzer, Inc.	221 North Marina Prescott, AZ 86301 928.541.0443 928.541.1075 fax	www.swicz.com	JOB NO: 06424 DATE: OCT 2006 SCALE: N.I.S. DRAWN: RWH DESIGN: CHECKED: REA	LAS VEGAS RANCH ESTATES	YAVAPAI ARIZONA	SHEET <h1 style="font-size: 2em;">3</h1> OF 3 LVR DRIVEWAY SPECS
	<h2 style="margin: 0;">APPENDIX A EXHIBIT A.3</h2>					

CONSTRUCTION REGULATIONS

Introduction

The following construction regulations shall be adhered to for all on-parcel construction within Las Vegas Ranch Estates. All builders, subcontractors, parcel owners and other persons shall be bound by these regulations. At its discretion, Las Vegas Ranch Estates Property Owners Association (POA) may revoke the privilege to work in the community for violators of these regulations.

The contractor, parcel owner or representative thereof shall coordinate and schedule all construction activities so as to minimize interference, interruption and nuisance to residents and guests within Las Vegas Ranch Estates. This includes, but is not limited to, activities that restrict the use of streets and common areas.

Pre-Construction Conference

Prior to commencing construction, the contractor must meet at the parcel with a Las Vegas Ranch Estates POA representative to discuss construction procedures and activities. The following are required as a part of the Pre-Construction Conference:

- Delineate the area to be disturbed with yellow rope and re-bar or “t-posts”. Areas outside of the ropes must remain undisturbed, unless otherwise approved by a Las Vegas Ranch Estates representative.
- Submit a construction area plan showing the area to be disturbed, all improvements, on-site parking areas, trailer location (if applicable), fire extinguisher locations, nursery, materials storage areas, portable toilets, and dumpster.
- Submit a signed “Acknowledgement of Construction Regulations” (included with this package as “Exhibit A”).
- Submit a subcontractor list with subcontractor name and contact information.
- Submit a construction schedule.
- Provide a \$3,000 Construction Deposit (or an amount as adjusted from time to time). Checks should be made to Las Vegas Ranch Estates POA. Deposit is refundable upon Final Approval of construction activities.

Construction Access

Las Vegas Ranch Estates is a private, restricted access community. All construction personnel must acquire temporary construction passes, which must be displayed at all times, and enter and exit the community through the Camp Wood Road gates only. Construction personnel and deliveries are prohibited access through the Fair Oaks Road gates. Transponder cards are available for purchase to contractor, architect, or other such personnel that require more frequent access over the duration of construction. Contractors, owners, or representatives thereof shall be responsible for all damages, accidents, injuries, etc., caused by or resulting from the action and/or negligence of any persons or entities permitted access at the owner's or contractor's request.

Construction Hours

Construction activities within Las Vegas Ranch Estates are allowed between the hours of 6:00 a.m. and 6:00 p.m. Monday through Friday and from 8:00 a.m. to 3:00 p.m. on Saturday. Las Vegas Ranch Estates maintains the right to amend these hours at any time. If it is necessary to conduct construction activities outside of these hours, approval must be gained prior to these activities. If this is not worked out in advance, contractors will not be permitted access to the community until normal construction hours.

No construction activities are allowed on Sunday's or National Holidays. Las Vegas Ranch Estates reserves the right to proclaim additional days as non-work days.

Protection of Ranch Environment

Las Vegas Ranch Estates seeks to preserve the natural landscape to maintain a rural, ranch character throughout the community. Areas of a Parcel that lie outside of the approved area of disturbance are to remain in their natural undisturbed condition, unless otherwise approved in writing by the Las Vegas Ranch Estates POA. At the request of parcel owner/contractor, Las Vegas Ranch Estates POA may approve the trimming or removal of dead or diseased branches and trees outside of the disturbed area. All plant debris resulting from construction must be immediately cleaned up and removed from the construction site.

The parcel owner or contractor shall not trim or remove vegetation for the purpose of creating view corridors outside of the disturbed area. Las Vegas Ranch Estates reserves the right to require additional, mature trees to be planted if trees were removed without approval.

Signage

A "builder" sign containing parcel number, address, and builder and architect information is required for identification purposes for each site. Upon receipt of a building permit, the sign should be placed in conspicuous location at the front of the parcel, at the driveway. As well, attractive, well-kept signs indicating jobsite rules may be placed in a location interior to the site and relatively inconspicuous from the street. Additional address identification, subcontractor, supplier, lender, or other signage is expressly prohibited.

Inspections

Las Vegas Ranch Estates reserves the right to inspect parcel construction sites at any time during the construction process. It is the responsibility of the contractor to adhere to approvals gained through the design review process and to abide by construction site regulations. The contractor must pursue changes from the approved design in writing.

Inspection for Final Approval

An inspection is required for Final Approval of improvements. All exterior finishes, site work, landscaping and hardscape should be complete at this time and the site should be in its final presentation state. Las Vegas Ranch Estates may reimburse the Construction Deposit upon Final Approval. The Inspection for Final Approval will focus on several areas:

- Adherence to technical requirements of the Design Guidelines.
- Adherence to the approved design (material selections, execution of specific conditions resulting from the Design Review Process, etc.)
- Site condition (site clean and free of debris; common areas and road shoulders not disturbed by parking or other construction activity; graded areas comfortably transitioned to natural areas; no areas disturbed outside of approved area of disturbance; etc.)
- Maximum Height verification - provide engineer's certified verification of ridge and parapet elevations to assure compliance to maximum heights.

Fire Safety

The natural ranch landscape is delicate a subject to the risks of wildfires; therefore Las Vegas Ranch Estates will aggressively inspect and enforce the following Fire Safety regulations. Las Vegas Ranch Estates reserves the right to a "zero tolerance" approach, and at its discretion, may ban contractors, sub-contractors, supplies or other personnel from the site for violation of the following regulations:

In the event of a fire, immediately call "911" for emergency assistance.

- All construction sites are required to have at least two fully charged fire extinguishers on-site at all times.
- Outdoor smoking is strictly prohibited on construction sites – without exception. Smoking is only permitted within vehicles.
- All personnel engaging in spark-producing activities such as welding or grinding, are required to keep a minimum of two five-gallon buckets of water and a charged, working fire extinguisher (seven pound minimum) within ten feet at all times.
- Construction vehicles are required to have a minimum of one charged, working fire extinguisher (seven pound minimum) on board at all times.
- Absolutely no fires for the purpose of construction activities are permitted – without exception.
- Any contractor or agent thereof violating the Fire Safety Rules may immediately lose their right to work within Las Vegas Ranch Estates.

Construction Site

- Boundary Demarcation: The boundary of the approved area to be disturbed must be identified by tape or rope prior to and during construction, starting with the initial cutting in of the driveway.
- Construction Trailers: Construction trailers may be used for field offices or for storage with prior approval. Any contractor who desires to set up a construction trailer shall indicate the location, size, color, graphics,

temporary utility location, etc. on the construction area plan for approval by Las Vegas Ranch Estates prior to installation of such facilities. *Sleeping in construction trailers is strictly prohibited.*

- Storage: All material, tools, supplies, and equipment shall be kept within the area to be disturbed. All materials shall be neatly stacked.
- Sanitary Facilities: Contractors or owners shall be responsible for providing drinking water and adequate sanitary facilities for construction workers. A portable toilet must be located on the parcel and remain there until all construction activities are complete. Portable toilets must be maintained on a regular basis.
- Parking Area: Vehicles shall be parked so as to not inhibit traffic or cause damage to the natural landscape. A location within the area to be disturbed will be designated for construction parking. Vehicles may not drive or park on the road shoulders. The repair or replacement of damaged plant material and irrigation lines adjacent to or near the parcel will be considered as a condition for Final Approval.
- Debris and Trash Removal: Construction sites shall be maintained in a safe, clean and orderly condition at all times. Each site must have a commercial style dumpster capable of holding at least one week's worth of construction debris. Contractors shall clean up all trash and debris on the construction site at the end of each day. Contractors, owners or representatives thereof are prohibited from dumping, burying, or burning trash anywhere within Las Vegas Ranch Estates Estates.
- Dust and Noise Control: The parcel owner or representative thereof shall be responsible for controlling dust and noise from the construction site.
- Security: The contractor for each site is responsible for securing their own tools and materials.
- OSHA Compliance: It is the responsibility of the contractor to understand and observe all applicable Occupational Safety and Health Act (OSHA) regulations and guidelines during the entire course of construction.

Personnel

- The parcel owner or representative thereof will be responsible for the conduct and behavior of builders, agents, representatives, contractors and subcontractors per the following regulations:
- All construction personnel shall maintain their appearance and conduct themselves in an appropriate manner.
- Workers shall not interfere with, nor create a nuisance for, any resident or guest of Las Vegas Ranch Estates, or agent or guest of True West Realty, the exclusive sales agency, or interfere with the use, enjoyment and operation of the facilities and livestock in Las Vegas Ranch.
- Radios, audio equipment, horns, fireworks, and other unnecessary noise-producing objects are prohibited.
- Absolutely no pets, children, alcoholic beverages, illegal drugs, firearms or other weapons are permitted on any construction site in Las Vegas Ranch Estates at any time.
- Hunting within Las Vegas Ranch Estates or Las Vegas Ranch is strictly prohibited. Violators will be subject to permanent eviction from the project and possible legal prosecution.

- Speeding and reckless driving will not be permitted. A *maximum* speed limit of 40 mph shall be observed at all times. All parcel owners, and the contractors and subcontractors individually agree that speeding fines of \$100 per incident may be deducted from the owner's construction deposit. The owners, contractors, and subcontractors agree that the determination of a speeding violation shall be solely determined by the Developer and without a right of appeal by the owner, contractor, or subcontractor.
- Concrete suppliers, plasterers, painters or any other subcontractors may clean their equipment only within an area designated on the parcel wherein they are working. Runoff and debris from cleanup must not extend beyond the area of disturbance, and is strictly prohibited on the roadways or common areas. The cost to mitigate such dumping will be deducted from the owner's construction deposit.
- Gates: Contractors shall acquire gate access cards from the Association Manager via HOAMCO. These cards are to be returned upon final approval of construction from HOAMCO. NO GATE ACCESS CODES ALLOWED.



EXHIBIT E

ACKNOWLEDGEMENT OF CONSTRUCTION REGULATIONS

CONTRACTOR:

LOT #:

CONTACT PERSON:

PHONE #:

I acknowledge I have read and understand the Construction Criteria for Las Vegas Ranch Estates Estates. I commit to observe these regulations, and acknowledge the Developer and the Property Owners Association have the authority to halt construction activities at my site for violations of these requirements, or restrict access to the community of violators of these requirements. I acknowledge all suppliers, subcontractors, and consultants for this project are my responsibility, and therefore I will ensure they understand and abide by these regulations, specifically including the requirement to enter and exit the site through the Camp Wood Road gates only. I understand my obligation to the marketing efforts of the community and to residents of Las Vegas Ranch Estates to keep an orderly, clean, and safe jobsite at all times. My personnel will regularly assess the condition of the site and take measures to rectify unsightly conditions.

Fines will be imposed against the construction deposit for repeated violations of the Construction Regulations. Said fines will be an amount not less than \$100.00 per occurrence. Excessive offenders of the Construction Regulations will be denied future access to the Properties.

SIGNATURE:

DATE:

SUBMIT THIS FORM AT PRE-CONSTRUCTION CONFERENCE