

## ARCHITECTURAL GUIDELINES FOR TIERRA VERDE, 9 SINGLE FAMILY LOTS, SEDONA ARIZONA

### THE VISION:

The guiding design principle for Tierra Verde is the development of a neighborhood of single family homes which are compatible with the natural surroundings and incorporate environmental and green building practices combined with simple but creative architecture. The desired result is the establishment of a "village" of homes which share some basic design elements and also allow for individual preferences and creativity. This guiding design principal was utilized in the design and construction of the community infrastructure which was carefully planned and constructed to avoid the typical subdivision look and feel. The roadway which serves the 9 lots was designed to feel like a large driveway and the arroyo and related drainage facilities are constructed to serve as structural design features through the use of large native red rock boulders and exposed Sedona Red concrete. Lot size, locations and access points were designed to maintain open space and native vegetation.

The project incorporates the use of landscaping and screen walls within common areas to buffer adjacent properties and add color and vegetation where needed. Disturbed ground areas will be seeded with native grasses and flower mixes and noxious weeds will be removed as needed to allow these ground covers to establish and be supported by seasonal rains. Drainage plans for the common areas and the site development of each lot will incorporate water retention techniques to avoid excessive storm water runoff and use such water for native and planted vegetation.

The entry gate and related improvements allow for a private and secure community and set altone and feel for the village and individual home designs. Residents of Tierra Verde will enjoy living in a community which encourages environmental development , green building and quality design and construction using materials and exterior treatments which present a organic look and feel.

### GUIDELINES:

These guidelines are presented in the form of design principles which list or outline design and architectural treatments and considerations which are desired and encouraged and also may list certain design or architectural treatments which are not desirable. The intent is to create a design framework for all parties involved in the design and construction process and guide the architectural review committee.

- 1) Each lot development must incorporate "green " site and building features which in combination result in a home which is highly energy efficient and sensitive to environmental considerations. This design guideline is intended to encourage green building techniques and materials. This is a qualitative design principle and does not

incorporate a systematic and quantitative criteria or point system. Various techniques and treatments may be used to achieve this result. A resource guide and other information will be provided to assist property owners and design and construction professionals .

2) Building locations and building footprints should be designed with consideration to existing vegetation, topography, access ,views and in relation to other building sites within the project with the intent to minimize view impacts between buildings and maintain views where possible. Driveway locations should be designed to minimize impacts to existing vegetation and also to adjoining lots and should be curvilinear if possible. Driveways must be treated or surfaced to avoid dust and erosion. Building massing, heights of roof lines and roof types are also to be considered .

3) Roof pitches of not less than 3/12 are encouraged . Flat pitched roof areas are discouraged but may be utilized provided no other lots or homes or roadway area within the community will view down or over such roof area. Roof equipment such as heating and cooling equipment shall not be located on roof areas however equipment which is part of the buildings solar energy system such as collection panels are permitted on roof areas. The location of these facilities on roof areas should be considered as they relate to adjoining properties.

4) Areas of lots or common areas which are impacted by construction must be re-vegetated in accordance with a landscape plan which must be submitted with proposed building plans. The use of native grass and or wild flower mixes to restore ground cover is encouraged. A recommended plant list for landscaping will be provided. Planting of tree types which will grow to a size or height which may reduce views within the community are prohibited unless such plant locations will not impact view sheds.

5) Roof materials should be limited to tile or metal treatments. Asphalt singles are discouraged. Metal treatments must be non reflective. Corrugated type metal with specialty rust of flat galvanized finish are encouraged . Tile treatments should be color through or clay type with flat non reflective finish. Roof tile color should be earth tone color which is compatible with the native earth colors on site. A sample of the proposed roof material shall be submitted to the committee for approval.

6) Exterior materials/ colors: A) Exterior materials and treatments should present a organic natural look. Materials such as native red rock, stucco, adobe block ,exposed wood beams, exposed red concrete and similar treatments are encouraged . Wood siding ,metal siding or similar type exterior finishes are discouraged. Window systems which are wood or wood with clad exteriors are encouraged. Exposed exterior aluminum window frames are discouraged . Specific window specifications must be submitted for approval with other building plans and specifications.

B) Exterior colors: Exterior colors proposed must be applied on a sample area of the building for review and approval by the Architectural Committee prior to application on the building. Buildings may contain more than one color subject to approval of the

committee. The use of earth tones which relate the building to the natural surroundings and other exterior materials is encouraged.

C) Site walls for courtyards pools or retaining walls should be designed as a structural and architectural feature of the building and site development and materials and treatments for such walls should incorporate materials which are included on the building or are compatible with the building treatments.

D) Glass block in exterior wall shall be limited to areas of limited visibility and should be limited to small areas.

E) Skylights in roof areas shall be dark tint type only with dark anodized frame or equal.

7) All for sale signs shall be limited to one standard real estate type sign which is 24 inches by 28 inches or less in size. One construction sign during the construction period is permitted. Construction signs shall not exceed 6 S.F. in area

8) One Satellite dish is permitted per lot which is not larger than 21 inches or less in diameter and may be mounted on the building or ground mounted. The location of satellite dishes shall be approved by the Architectural Review Committee.

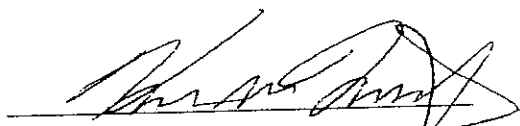
9) Driveway locations and parking areas, driveway width and surfacing shall be approved by the Architectural Review Committee. All driveways and parking areas shall be surfaced with a material which prevents dust. Gray concrete driveways are not permitted.

10) Address identification for homes shall conform to the City of Sedona Requirements. The location and type of identification shall be approved by the Architectural Review Committee

11) Landscape treatments and site drainage and grading should be designed and constructed to retain and utilize rain water and runoff from buildings and impervious areas as much as possible through the use of tree retention wells and natural retention areas on the lot. All introduced boulder and Rock features within the landscape must be native red rock. Artificially colored rocks or ground cover are prohibited .

12) All construction projects shall be completed within 18 months of commencement. Applications for approval to the Architectural Review Committee for new construction on a lot shall include payment of a submittal and review fee of \$2500. In accordance with section 3.1.11 of the Declaration of Covenants, Conditions and Restrictions a construction bond of \$5000. Shall be required as a condition of approval and shall be refunded upon completion as per this section.

13) Construction on lots # 4 and 5 are limited to one level construction to protect views of lots to the south and west within Tierra Verde.



Kevin M. Dunlap, Pres., CDR Associates Inc.

Dated

8/22/06