

FireRock Ridge

Architectural Guidelines and Standards

Revised 7/2022

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## **1. INTRODUCTION**

### **1.1. PURPOSE AND APPLICABILITY**

FireRock Ridge is one of the premier residential neighborhoods in Fountain Hills. The area offers superb rolling topography, natural and rock outcroppings; all complimented by lush Desert vegetation. The design guidelines set forth in this document should be by each as his protection that this special environment be protected.

Each lot within FireRock is unique in of its development opportunities and constraints and require an approach in design and construction. It is expected that each residence be designed to fit the individual features of the lot and that a natural be the theme for FireRock Ridge.

The purpose document is to:

- Describe the design application and approval procedures of the FireRock Ridge Committee of Architecture (referred to as the "Committee" in this document). The
- be used to reference the architect or other party representing the
- Communicate the specific design and use elements that create a unique and desirable residential neighborhood character for FireRock Ridge

### **1.2. PRE-DESIGN CONFERENCE**

Prior to investing extensive time and in the preparation of detailed plans, it is required that lot owners and their architect obtain a copy of the "Development site plan for their lot and meet with the Chairman of the Committee to preliminary concept plans and to identify any unique conditions or issues to be included in the design review submission. The can also the any questions that arise regarding requirements.

These Guidelines be on a case-by-case basis in order to encourage in design. Architects and engineers should not use the Guidelines as constraints to creativity but rather as parameters within which the FireRock Ridge area as a whole is characterized and protected. Stock plans or plans obviously not designed for the specific lot generally be unacceptable. Any worthwhile variance from the literal translation of these Guidelines will be considered objectively in view of the stated theme for Firerock Ridge. However, there is a specific intent to maintain a consistent application of the Guidelines and their policies on an equitable and uniform basis. The Architectural Guidelines are generally more restrictive than Town of Fountain Hills requirements and, in all cases, take precedence.

All residences within FireRock Ridge should be designed by architects or residential designers that are familiar the Architectural Standards developed for FireRock Ridge.

### **1.3. USE OF DESIGN GUIDELINES AND STANDARDS**

This book is divided into sections: "Submittal Requirements and Approval Procedures" and the "Design Guidelines". An Approved Plant List is provided in the Appendix. The submittal required by the Committee are available from the Manager. The Guidelines be amended the Committee from time to time. The Guidelines were originally prepared in December 1992 and revised in February 2004.

## **2. SUBMITTAL REQUIREMENTS APPROVAL PROCEDURES**

### **2.1. PRELIMINARY SUBMITTAL**

These Guidelines Standards are unique to Ridge and the for approval can differ other areas in Fountain Therefore, it is that a preliminary plan be submitted and reviewed by the Committee prior to the development of the plan. All parcel improvements review and approval by the Committee.

This preliminary plan need not be elaborate but should include following:

- PLOT PLAN of a lot with the existing grades shown at 1 or 2 foot contour intervals.
- PRELIMINARY GRADING PLAN showing the "Development Envelope" all disturbed areas. PRELIMINARY FLOOR PLAN and ELEVATIONS.
- Any other details or information that should be addressed on a preliminary basis. such as unique or special construction materials. colors or systems.
- BASIC FEE paid see Form 7) APPLICATION completed signed and submitted.

### **2.2. FINAL SUBMITTAL**

Final plan and formal approval by the Committee, must be completed BEFORE any improvements. disturbances or alterations are made to a property.

The items are requirements for final plan submission:

- APPLICATION submitted and refundable DEPOSIT paid (see Form 7).
- SITE GRADING DRAINAGE PLAN the "Development Envelope," disturbance limit fencing, proposed grading areas, buildings. walls. patios. pools, parking. exterior lighting layout and other proposed improvements at a 1 = 0' scale.
- LANDSCAPE PLAN Street Zone, Private Zone and Natural Area. Landscape plans should specify species and planting plants and trees selected the Approved Plant List that is provided in the Appendix.
- FLOOR PLANS, ELEVATIONS and DETAILS for all proposed structures at ¼ =1'
- SPECIFICATIONS and of materials. finishes, exterior lighting and colors to be used.
- Additional drawings, as necessary to aid in the planned improvements. may also be submitted. The acceptable sheet size for any drawings is 24" x 36". The final plan submittal be reviewed by the committee and written comments be provided to the Owner. The must address all comments to the satisfaction of Committee and

return a response to the Committee along a complete set of revised plans. will be no "verbal" exceptions or approvals to these guidelines.

### **2.3. REQUIRED SITE INSPECTIONS**

Independent site inspections are required and performed by both the Committee and the Town of Fountain Hills. There are no connections between the inspections performed by the committee versus those performed by the Town.

Inspections performed by the Committee are only focused on enforcing the architectural esthetics portrayed on the construction drawings. i.e. they do not constitute any review of building code compliance.

Inspections performed by the Town of Fountain Hills are specifically make to ensure compliance with adopted building codes and zoning ordinances, Owners should contact the Town to obtain a copy of the inspection schedule that is followed by the Town.

The following inspections are those required by the Committee:

- The 'Development Envelope' (see section 3.1) as well as the major comers of the proposed home must be staked. The envelope and comer stakes will be field inspected by a representative of the Committee. This inspection must be completed before an "Architectural Approval" form will be issued by the Committee. No grading is allowed prior to receiving this approval. It should be noted that grading is also dependent upon an approved fence installation as discussed in Section 2.4.
- When grading has been completed, a grading inspection must be scheduled with the Committee to verify that the site preparation has been accomplished according to the approved plan. Further construction will not be permitted until the final grading/site preparation inspection is completed by a representative from the Committee.
- A final inspections much be scheduled when all construction and landscaping has been completed. Depending upon the time of the year, the landscaping maybe delayed to a more favorable planting season. If such a landscaping delay is requested, the final construction inspection must still be performed when an occupancy permit is issued by the Town of Fountain Hills. A spate landscaping inspection must then be scheduled when all landscaping has been completed. Under this scenario of dual final inspections, one-half of the security deposit will be returned upon satisfactory completion of the final "construction" inspection. While the remaining half of the security deposit will be returned upon satisfactory completion of the landscaping inspection.

### **2.4. CONSTRUCTION FENCING REQUIREMENTS**

Temporary chain link fencing is required during the construction period. The purpose of this fencing is to contain all building activity to a defined location and to prevent any unnecessary disturbance of natural desert areas.

The Town of Fountain Hills zoning ordinance requires the installation of a 6-foot high chain link fence along the “disturbance limit” line that is determined from the zoning ordinance criteria. The disturbance fencing must be permitted and inspected by the Town of Fountain Hills before a building/grading permit will be issued by the Town. Construction access. Grading, storage of construction materials, and the disposal of waste construction materials must be contained within the disturbance boundary defined by the zoning ordinance.

## **2.5. APPROVALS AND SUBMITTALS**

All submittals will be reviewed by the Committee. Written review comments will be provided to the Owner. Construction may not begin on any improvements until all submittals for that type of improvement have been approved.

Upon receipt of the Committees comments. The Owner or Owner’s architect, may schedule a meeting with the Chairman of the Committee to review and explain comments in further detail.

## **3. DESIGN GUIDELINES**

### **3.1. DEVELOPMENT ENVELOPE**

All lots in FireRock Ridge incorporate a “Development Envelope” that was prepared by G. William Larson Associates, Inc. The “Development Envelope” is established as a function of land slope, vegetation patterns, topographic and geologic formation, natural wash locations, and view corridors. The intent of the “Development Envelope” is to optimize the preservation of these natural features and to allow prospective low purchasers to visualize view corridors that will remain after homes are built on adjacent properties.

Owners are strongly encouraged to keep all residential construction within the “Development Envelope”. No Construction is allowed beyond this envelope without prior approval from the committee. The Committee’s goal is generally to enforce the “Development Envelope”.

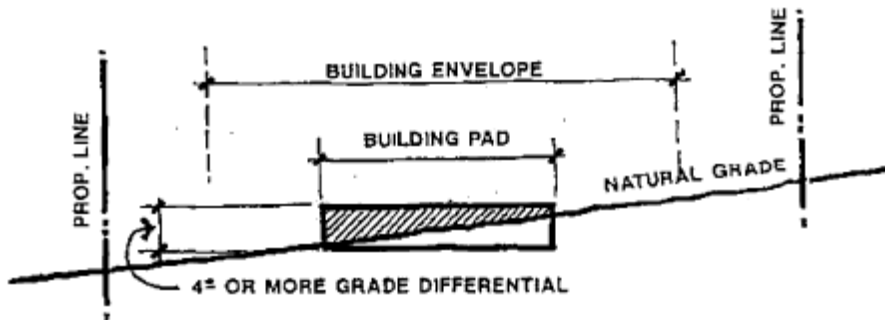
The “Development Envelope” is different than the “Disturbance Area” that is defined in the Town of Fountain Hills zoning ordinance and referenced in Section 2.4 if these Guidelines. As stated previously, the zoning ordinance requires the installation of a 6-foot high chain link fence along the “disturbance limit” line that is determined from the zoning ordinance criteria.

Depending on site-specifications, the ‘Disturbance Envelope (defined by the zoning ordinance) may be more restrictive than the “Development Envelope” defined by G. Larson & Associates, Inc. Disturbance of the existing natural environment of a lot should be minimized, even within the disturbance or development envelope

boundaries. Structures, walls, fences, patios and pools will not be allowed outside of either of these boundaries without written approval from the Town and/or committee.

### 3.2. GRADING

All lots must have “site/grading/drainage” plan(s) approved by the Committee prior to start of any construction. The plan must show cross sections (see below) if the existing grade differential is four (4) feet or more across the proposed building pad(s). The plan must show existing grades at one (1) or two (2) foot contour intervals, proposed finished pad elevation(s), retaining walls with top of wall elevations indicated and all swales necessary for drainage.



The committee also requires a revegetation plan for all disturbed areas that abut natural desert vegetation. The requirements for plant materials are outlined in the Appendix.

### 3.3. LAND DISTURBANCE STANDARDS

All lots in the Firerock Ridge must comply with the “Land Disturbance Standards” published in the Town of Fountain Hills Zoning Ordinance and in other adopted policies. Copies of the zoning ordinance may be obtained at Town Hall for a fee or download from the Town of Fountain Hills website.

### 3.4. ARCHITECTURAL DESIGN

The Committee strongly recommends use of licensed architects for all residential design within FireRock Ridge (ref. Section 1.2 Pre-Design Conferences)

Homes are to be designed to be compatible with the southern southwestern Sonoran Desert environment and may take the form of contemporary southwest, traditional southwest, pueblo, territorial or ranch. Exterior materials of mortar-washed slump block, stone, stucco, or adobe are encouraged. While large expanses of treated wood are discouraged as they will not weather well in the desert extremes.

#### 3.4.1. TRADITIONAL SOUTHWEST



A style generally derived from the climatic influences of the desert southwest. Deep roof overhangs, recessed windows, covered patios or porches, sun screens and trellis typify this orientation. A limited number of exterior materials and muted colors with forms and massing that often reflect a more indigenous design approach to the desert environment are reflective of this style.

#### **3.4.2. CONTEMPORARY SOUTHWEST**

Refers generally to the architecture whose form may or may not be historically or stylistically based. Contemporary forms often embrace the exploration of technology and often result in buildings of lighter weight and unusual, non-classical geometries. Contemporary styles unfortunately are often not climatically derived and therefore are often technologically dependent. Contemporary designs can however be humanistically sensitive and indigenously structured while exploring non-classical and non-stylistic forms, geometries and spaces and result, when executed by highly competent designers in compatible environmentally appropriate architecture.

#### **3.4.3. PUEBLO**

A walled architecture simulating the low adobe flat roofed dwellings of northern New Mexico Pueblo Indians. Generally characterized by the "Pueblo Revivals" buildings of historical Santa Fe; deep set doors and windows, deep portals, or patios, walled entry courts. Almost exclusively post beam or bearing wall structures. The Pueblo style uses no arches and incorporates no pitched roofs. Interesting multiple building masses and soft edged smooth stucco are distinctive features of this style.

#### **3.4.4. TERRITORIAL**

Generally, a walled architecture simulating the low flat, roofed dwelling of territorial New Mexico. Generally characterized by decorative columns and wood door and window surrounds. The territorial style used no arches and incorporates no pitched roofs. Often of stuccoed block or frame construction. The doors and windows are not as deeply set from the outside. The edges and corners are not as soft as in the Pueblo style.

#### **3.4.5. RANCH**

In its purest sense, this style is characterized by low-pitched gabled roofs with broad overhangs and covered porches that are supported by columns. Ranch homes are rarely two stories in height and the walls are often exposed masonry, stone, or stucco over masonry.

Plans reflecting the natural topography area compatibility and excellence of design are the three criteria that will receive more emphasis in the design review process than adherence to a limited architectural "style". Well-designed contemporary homes that blend with the desert due to their simple low profile and horizontal lines are acceptable. While homes that are "transplanted" from regions with very different environments or styles will be discouraged.

Design excellence will be evaluated by such elements as topographical/environmental considerations: variety of shapes and wall planes: proportions massing: adequate window articulation: strong entry statements: and consistency of design and level of detailing. The architecture is the result of a wide variety of historical and cultural influences ranging from the Mediterranean to Mexico to the pioneering American west.

NOTE: In many instances, plans that reflect a single "Finished Floor" level will not be appropriate. Strong emphasis will be placed on plans designed to fit each lot's natural topography. Unretained cut or fill slopes are strongly discouraged on any lot in FireRock Ridge.

#### **3.4.6. SETBACKS**

Building setbacks shall be per approved zoning district.

#### **3.4.7. MINIMUM HOUSE SIZE**

Livable areas, exclusive of garages, patios, porches, etc. shall be at least 2,500 square feet.

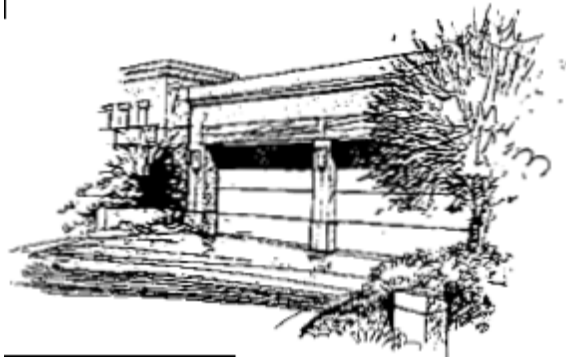
#### **3.4.8. BUILDING HEIGHT**

Homes within FireRock Ridge are limited to single story or split level plans that follow natural topography. Split-level plans are defined as no more than 1 and ½ stories appearing above adjacent finished grade with no single wall plane or ridgeline to exceed 20 feet above natural grade.

Natural grade refers to the natural undisturbed ground surface that exists prior to any grading activity. Finish grade shall be the final elevation of the surface material (soil, paving or decking) adjacent to the building at the wall plane. This definition does not intend to allow high-rise towers or stepped-back roof/wall planes surrounded by low roof structures or other mechanisms that circumvent the intent of this requirement. Any building design that appears questionable from a building height stand point is subject to approval by the Committee.

#### **3.4.9. GARAGES**

Carports are not permitted and fully enclosed (2 bay minimum) garages will be required on all lots. Garages designed for the storage of motor homes or large boats are discouraged unless the design of the home would aesthetically accommodate such structure.



Garage doors shall be sectional metal roll-up. Wood overhead garage doors are not permitted. Garage doors shall be recessed a minimum of 16" from the face of the exterior garage plane, or surround by a 2"x8" pop-out and recessed 12".

#### **3.4.10. ELEVATIONS**

All elevations shall continue the design theme; detail requirements are the same for the front, side and rear elevations. Within the community of FireRock Ridge all residences shall be designed with 360 degree architecture as the rule.

- a. Porches and Front Courtyards- at grade porches or entry courtyards are encouraged. A front courtyard is defined by a minimum 3'-0' high perimeter wall and small entry gate; it is suggested a paved patio area be provided in conjunction with the courtyard.
- b. Front Doors- Front doors and entryways shall provide a focal point for the home and be visible from the street if reasonable accommodated. All doors shall be recessed a minimum of 8" and be trimmed with stucco wrapped 2"x 8" or comparable trim detail. Front doors shall have a minimum level of detail including 6 panel or other level of relief.



- c. Fascias- Fascia's shall be a minimum of 2"x 8" or rolled stucco equivalent.



- d. Windows- All windows shall be recessed a minimum of 4", or trimmed with a stucco wrapped 2"x 6" or comparable trim detail. Flush windows are not permitted.

#### **3.4.11. ROOFS**

Roofs must be designed to be compatible with the southwestern environment. Mission of concrete tile, concrete shakers, darker 'Bermudan' type, or standing seam oxidized (non-reflective) copper are preferred materials for pitched roofs. Roof colors are subject to approval. Flat roof surfaces- which are visible from neighboring properties should be painted a color that will a reasonably low reflectivity rating; such as Arizona Tan; white roofs should be avoided. If the flat portion of the roof surface is not visible from neighboring properties, the roof surface may be painted ant color desired. For pitched roofs, the maximum slope allowed id 5/12 and reflectance of the roof material shall not exceed 50%. Roof overhangs, if present, shall be a minimum of 36" at the rakes and eaves. Red "Mexican tile" or "barrel tile" roof shall not be permitted.

#### **3.4.12. PARAPETS**

Parapet walls must be continuous around the entire perimeter of the house.

#### **3.4.13. MATERIALS PALETTE**

Exterior elements and materials chosen should be compatible with one another in an appropriate scale for the building and appropriate the homes architectural these and be compatible with the existing neighborhood.

All surface treatments or materials shall be designed to appear as an integral part of the design and not applied. All materials shall wrap columns, porches, or balconies in their entirety.

Material changes should occur at inside corners. Material applied to the front elevation shall turn the corner of the structure and shall continue for the length of the building or terminate at a sidewall.

At raised footing, conditions siding materials shall be continued down to within six inches of finished grade.

##### **3.4.13.1. Approved Materials**

The following materials are approved for use in FireRock Ridge (submittal of actual materials required):

- Stucco/Synthetic Stucco: "Smooth" steel trowel or light to medium dash finish. Spanish lace and heavy trowel finishes are not encouraged.
- Masonry: CMU: split face, honed, or striated, in mortar-washed slump black and adobe.
- Stone: Stone veneers with honed or natural split face finishes
- Wood: Wood may be used in limited applications of properly installed, braced or bracketed to prevent unsightly twisting or warping. Wood should be used as an accent trim or for trellises and pergolas
- Pre-cast Concrete: Pre-cast concrete elements such as columns, pots, or window sills and lintels are encouraged. Ornate concrete balustrades are prohibited.
- Metal: Metal accents such as railings and gates are encouraged if properly prepared (i.e. galvanized or primed to prevent rusting)
- Ceramic Tile: Ceramic tile may be used to provide an accent of color to each unit, at the window sill, as an accent above the window or door, on chimneys or incorporated into the wall elevation.

#### **3.4.13.2. Prohibited Materials**

Materials that are foreign to the local region or inappropriate to the surrounding project are prohibited. These include mirrored glass, wood siding, cultured marble or other cultured stones, asphalt shingles, wood shingles, metal siding canvas or fabric awnings.

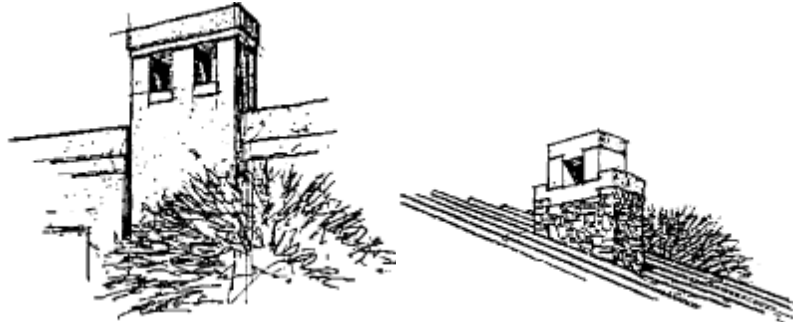
### **3.4.14. CHARACTER ELEMENTS AND ARCHITECTURAL DETAILING**

#### **3.4.14.1. Trellises and Arbors**

Trellises and arbors provide shade and shadow variation on principle elevations. They shall be designed and detailed to maintain their appearance in the desert climate, detailed with blocking and metal fasteners to minimize twisting of wooden members.

#### **3.4.14.2. Chimneys**

Chimneys shall be designed to be in scale and proportioned with the architecture of the building. Chimney tops shall incorporate materials consistent with the detailing of the principle elevations. Open screen spark arrestors should be avoided in favor of spark arrestors with metal sided. Metal chimney pipes must be enclosed with chimney covers that are compatible with the architecture of the home, such as those shown in the following picture.



### **3.4.14.3. Exterior Lighting**

To insure that residents of FireRock Ridge may enjoy the nighttime ambience of living in a natural desert setting, these exterior lighting guidelines are provided to minimize light pollution and glare to neighboring properties. Exterior lighting plans for each site; building and security lighting must be submitted to the Committee for approval and should be designed to minimize the amount of exterior lighting.

Site lighting is that mounted on the ground or along walkways and driveways to provide decorative accent lighting safety illumination or to provide low-illumination security lighting. Site lighting must be limited to low-intensity systems that are directed onto vegetation or prominent site features and may not be used to light walls or building elements. Site lighting is to be limited in keeping with the FireRock Ridge low-light philosophy.

Building mounted light is any unit built onto or attached to buildings, walls, ceilings, eaves, soffits, or fascia for the purpose of providing general illumination, area illumination, or security illumination. Such lighting must be directed downward and away from adjacent lots, streets, and open spaces and may not be used to light walls or building elements for decorative purposes. Low wattage ratings of 40 or less are recommended. No exterior spotlights are permitted in front, rear or side yards.

Motion-detector controlled security lights are strongly discouraged due to night-time animal movement. If approved by the Committee, motion-detector lights must have a timing mechanism that will turn the light off within 2 minutes of activation. The Committee reserves the right to require such fixtures be disconnected if they generate complaints from neighboring properties. Security lights may not be operated for the purpose of general illumination.

All Exterior lighting must be shielded to ensure that light sources and lamps are not visible from neighboring properties. Wall-mounted lights should be flush mounted so that the light can is flush with the ceiling and the light bulb does not protrude below the edge of the light can.

Exterior Christmas lighting is acceptable during the Christmas season but must not be illuminated beyond one week following New Year' Day. Exterior lighting should be turned off by 10pm, unless people are expected to be entering or exiting home after that time.

#### **3.4.14.4. Resolution of Existing Exterior Lighting Violations**

Some residents in FireRock Ridge are not in compliance with previous versions of the lighting guidelines or with these new Exterior Lighting Guidelines. Exterior lighting elements may have been installed under the old guidelines without required approval of the Committee. The following procedures will be used to resolve these existing conflicts.

1. Homeowners are encouraged to voluntarily bring their exterior lighting into compliance with the new guidelines.
2. It is strongly recommended that any homes with existing, exterior spotlights (that were installed with or without approval from the Committee) adjust the spotlights to direct the light beam vertically towards the ground or provide a shield around the light so that the light beam does not radiate onto adjacent properties. It should be noted that original FireRock Ridge lighting guidelines stipulate that "No light should radiate away from any exterior lighting to any neighbor's property.
3. Homeowners who do not wish to correct exterior lighting violations (i.e., lighting elements that were installed without the required Committee approval or installed in a manner non-compliant with the lighting guidelines that were in effect at the time the home was originally built) may leave the exterior lighting as it presently exists, unless such lighting complaint from a neighboring homeowner. If a such complaint is received, the Committee will determine that changes, if any, are required to bring the lighting into compliance.
4. If a homeowner does not resolve exterior lighting compliance issues to the satisfaction of the Committee, a notice of violation will be filed with Maricopa County stating that the non-compliant lighting is not 'grandfathered' and they when the house is sold, the new buyer must submit a lighting plan for approval by the committee.

#### **3.4.15. BUILDING COLORS**

A key element in the appearance of FireRock Ridge is the consistent use of subdued colors that enhance the natural landscape. Colors are derived from the surrounding desert land and includes shades of brown, beige and gray. An actual palette of acceptable colors has been adopted and is available for review at the Property Management office. Paints must have a Light Reflective Value (LRV) of fifty percent (50%) or less. The use of accent colors is discouraged. All house colors must be submitted for approval to the committee and each submission must

include: manufacturer, color name, LRV as supplied by the manufacturer and two (2) paint chips. A written letter of approval or denial will be sent to the homeowner and one chip will be kept on file by the Committee. A majority of the members of the Committee must approve the paint color.

Existing homes must follow the same approval procedure when they are repainted. Colors must conform to the new standards, must be approved by the Committee; prior colors are not 'grandfathered'.

### **3.4.16. FUNCTIONAL ELEMENTS**

#### **3.4.16.1. Mechanical Appurtenances**

No mechanical appurtenances (air conditioning/heating units, etc.) shall be mounted to any roof. Air conditioning units must be ground mounted behind a screen wall with the same finish and color as the house and not visible from the street to other primary views, i.e open spaces

#### **3.4.16.2. Vents and Stack pipes**

Stack pipes and mechanical vents shall be limited in number and painted to blend with the roof color. To the greatest extent possible, pipes should be clustered and located on the rear side of the roof, of a location out of view.

#### **3.4.16.3. Solar Panels**

Roof mounted solar panels and equipment shall at the roof in color and appearance. Panels must be in integrated part of the roof design and mounted directly to the roof plane or be concealed behind a parapet wall. Roof mounted hoe water storage systems shall not be visible from neighboring property or community open space. Solar retrofits, if ground mounted, must be properly screened. All solar panel systems must be approved by the committee.

#### **3.4.16.4. Satellite Dishes**

In 1996, the 'otard', (over the air reception device), law was enacted. The law prohibits HOAs from placing restrictions on residents with impedes the installation, maintenance, or use of satellite dishes, TV antennas or wireless cable antennas.

Associations do have jurisdiction over size, color, and general appearance of said equipment. The FireRock Ridge home owners association has determined a satellite dish must be NO MORE then 32" in circumference and if possible, without interfering with performance, be the color of the residence, or a color that is unobtrusive, and consistent with the surrounding landscape.

#### **3.4.16.5. Antennae**

No type of antennae, television, amateur radio, or other shall be permitted unless approved by the Committee.

#### **3.4.16.6. Trash Receptacles**



All trash receptacles are to be removed from the street within 8 hours after trash pickup and stored in the garage or behind a wall and not visible from neighboring properties.

#### **3.4.16.7. Flags and Flagpoles**

Flagpoles must not exceed twenty feet (20') in height and color must be minimally intrusive.

- Only one flagpole may be installed and may only be used to fly the United States flag. The flag may not be greater than three feet by five feet (3' x 5').
- The flag may be flown from dawn to dusk only, may not be illuminated, and proper flag etiquette must be followed.
- The flag and flagpole must be maintained so as to not deteriorate, rust, tatter or otherwise become unsightly.

#### **3.4.17. WALLS**

##### **3.4.17.1. General**

Solid walls are prohibited along natural open space. Privacy walls shall not be over 6'-0" and shall whenever possible consist of ½ solid and ½ open steel (wrought iron) picket view fence.

##### **3.4.17.2. Perimeter Walls**

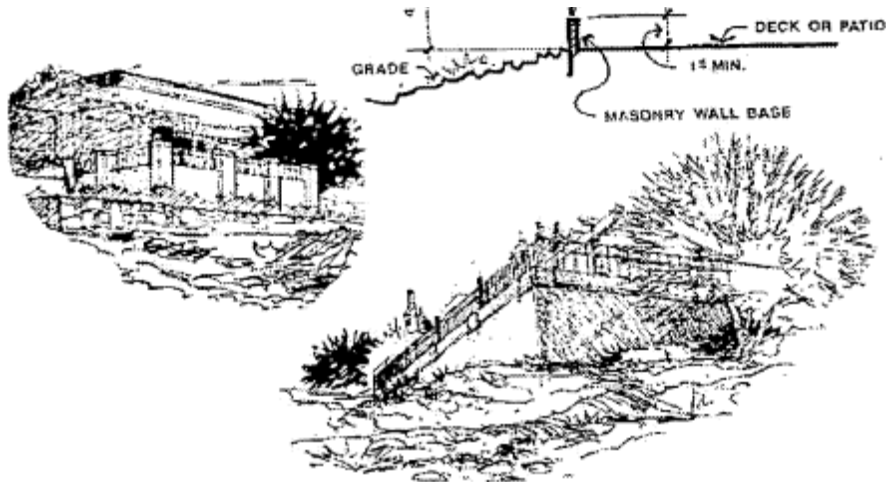
Perimeter walls on the property line are discouraged. It is more desirable when low patio walls define the edge between the Private Zone and the Natural Area. (Ref. Section 9.0 Landscaping)

##### **3.4.17.3. Service/Storage Yard Walls**

Service yard walls and low patio walls must be finished with the same materials, textures and colors as the house.

##### **3.4.17.4. Retaining Walls**

All fill slopes are to be retained by a wall (unless otherwise approved by the Committee or the Town of Fountain Hills) that is textured and painted to match the house. Any terraced retaining walls must be separated by a distance of no less than the height of the tallest wall and be landscaped. Wherever desired for view purposes, site retaining walls shall consist of an open steel (wrought iron) fence above the retaining portion of the wall; maximum of 42" in height. In no case, without prior approval of the Committee, shall a solid retaining wall exceed 6'-0" in height.



### **3.4.18. MAILBOXES**

An individual residence mailbox located at the street and in accordance with U.S. Post Office, size and height requirements should reflect the design these and character of the house.

## **4. CONSTRUCTION GUIDELINES**

### **4.1. NOISE, DUST ABATEMENT**

The Committee may enact strict procedures, operational time frames, temporary or permanent at any time to ensure noise and dust abatement measures are taken by builders or their subcontractors.

### **4.2. PROTECTION OF NATURAL OPEN SPACE NEGEATION**

All natural areas outside the disturbance limit (see section 2.4 and 3.1) shall be protected by erecting a chain link construction fence to prevent vehicles, trash or construction staging from occurring outside the prescribed disturbance area. IN the even that the builder or their subcontractors damage areas beyond the non-disturbance limit, the Owner shall be responsible for immediately restoring the damaged area to its original condition as approved by the committee.

### **4.3. CLENALINESS**

All areas shall be kept free of trash, materials and waste that can be carried by the wind. The site shall be left in a neat and orderly condition at the close of each workday, the scrap material and debris disposed of in trash receptacles, and such receptacles collected and emptied at least once per week. Hazardous debris and material shall be removed from the site each day and no hazardous material shall be store on site overnight.

### **4.4. CONTRACTORS**

All contractors shall be properly licensed and bonded within the State of Arizona and shall meet all appropriate legal requirements.

### **4.5. DAMAGE REPAIR**

Each owner has the direct responsibility for the control of their contractors and the actions of said contractors. All liability for violations of the Declarations of Reservations and Architectural Guidelines & Standards, caused by general or sub-contractors shall rest with the owner.

#### **4.6. CONSTRUCTION PERIOD**

Home construction should be completed within one-year of commencement. The construction period begins with the issuance of a building permit by the Town of Fountain Hills and ends when the certificate of occupancy is issued.

#### **4.7. LANDSCAPE INSTALLATION**

Landscaping must be installed two (2) months of completion of the building. This time may be extended by a permit from the Committee in order to allow planting in more favorable seasonal climatic conditions.

### **5. SIGNS**

For sale of lease, no trespassing, security warnings signs ARE permitted by Arizona State Law. Political candidate/election signs are permitted but MUST be small in size and no more than 18"x32" and must be removed the day after the election. No more than three (3) signs will be permitted and must be placed a minimum of 5' from any road, pedestrian walkway, or property line and no higher than 2' from the ground.

### **6. VEHICLE PARKING**

Motor vehicles such as passenger cars and standard pick-up trucks belonging to current residents of an address, and fall under the category of 'daily driver' are permitted to be left outside in the driveway overnight, dedicated work vehicles are also permitted. It is strongly encouraged to place vehicles in the garage whenever possible. No mobile home, motor home, trailer, construction or recreational vehicles shall be kept, placed, maintained, constructed or repaired on property.

Minor vehicle maintenance and repairs are permitted.

Motor homes and recreational vehicles (RVs) may be parked in the driveway for no longer than 48 consecutive hours when loading and unloading for trip usage.

Overnight parking is highly discouraged. Overnight guests are permitted to park on the street for no more than two-consecutive nights.

### **7. IMPROVEMENTS AND ALTERATIONS**

No improvements, alterations, excavations, grading, landscaping or other work that alters the exterior appearance of any residence or lot shall be done without the prior written approval of the committee of architect.

General cleanup and maintenance such as weeding, trimming, replacement of dead plants DO NOT need approval.

Replacement plants must be on the approved plant list.

### **8. LANDSCAPING**

Each lot consists of three landscape zones that must be shown on the plan submittal. The Street Zone and any disturbed natural areas must be landscaped according to plans submitted at the time of the formal submittal

- A. "Street Zone"- this is the transitional, semi-public portion of the lot consisting of the front and sides of the lot visible from the street. It is intended that the Street Zone have either a 'natural desert' or 'semi-manicured, landscape desert' character using indigenous and/or desert-adapted plant materials. Plants must be either existing vegetation or on the "Approved Plant List". No grass will be allowed in the street zone or front set back areas.

As a 'cleaned up' natural look is the desired landscape these for FireRock Ridge lots, with Committee approval, the Street Zone may be 'dressed' with decomposed granite that blends with the existing soil. Red granite, white rock, dark colored lava rock or two-tone rock is not permitted. While 'natural' rock is encouraged, a limited amount of river-run rock may be used in drainage courses. Only in very difficult slope stabilization circumstances may medium sized 'natural' rock be used to cover embankments and it must be heavily planted so that vegetation will grow to cover much of the rock.

- B. "Private Zone"- in close proximity to the house itself, or the entry and is defined by a wall. The Private zone is the only portion of the lot where bedding flowers, grass, ornamental shrubs, semi-tropical plants or other plants will be allowed if they are not on the "Approved Plant List".
- C. "Natural Area"- a passive zone to the rear or sides of the house, outside of the Private Zone. This is to be left in this natural desert condition. Natural area that is disturbed by utility laterals must be restored and revegetated by the owner.

## **9. DISCLAIMER**

Neither the Committee, nor any member of the Committee shall be liable for damages to anyone submitted plans to them for approval or to any other homeowner that may be affected by any actual alterations or improvements approved or otherwise.

Every owner or other person who submits plans to the Committee for approval agrees, by submission of such plans and specifications that he will not bring any action or suit against the Committee nor against any member thereof, to recover damages.

Approval by the Committee, or any member thereof, shall not be deemed to be a representation or warranty that the Owner's plans or specifications or the actual construction of any improvements comply with applicable governmental ordinances or regulations.

## **10. ENFORCEMENT**

By submission of plans and specifications to the Committee for review and approval, the Owner acknowledges the right of the Committee to enforce the provisions contained herein by whatever legal means are available. This includes, but is not limited to, the right of the Committee to place liens on Owners property.



## APPENDIX

### FireRock Ridge Approved Plant List

#### Trees

<b>Botanical Name</b>	<b>Common Name</b>
Acacia Species	Acacia
Cercidurn Floridum	Blue Verde
Cercidurn Praeocx	Palo Brea
Cercidurn Microphyllum	Foothills Palo Verde
Olneya Tesota	Ironwood
Prosopis Species	Mesquite

#### Cacti

Camegiea Gigantea	Saguaro
Echinocereus Englernsnii	Hedgehog
Ferocactus Wislizenii	Barrel Cactus
Opuntia Species	Prickly Pear and Cholla

#### Shrubs

Beloperone Califomica	Chuparosa
Caesalpinia Mexicana	Mexican Bird of Paradise
Caesalpinia Pulcherrima	Red Bird of Paradise
Cassia Species	Cassia
Dalea Pulchura	Gregs Dalea
Dalea Wislizenii	Indigo Bush
Dasyilirion Wheeled	Desert Spoon
Dodonaea	Hopseed Bush
Encelia Farinosa	Brittle Bush
Fouquieria Splendens	Ocotillo
Larrea Tridentata	Creosote Bush
*Leucophyllum Frutescens	Texas Ranger
Leucophyllum Laevigturn	Chihuahuan Sage
Rhus Ovata	Sugar Bush
Ruellia Penninsularis	Ruellia
Simmondsia Chenensis	Jojoba

\*Hybrids are also available.

Grasses, Ground Cover and Annuals\*

<b>Botanical Name</b>	<b>Common Name</b>
Abronia Villosa	Sand Verbena
Aloe Species	Aloe
Argemone Plelcantha	Prickly Poppy
Aristisa Purpurea	Red Three Awn
Asclepias Subulata**	Desert Milkweed
Atriplex Species	Salt Bush
Baileye Mulfiradiata**	Desert Marigold
Bromos Rubens	Red Brome
Cassia. Coversii**	Desert Senna
Dalea Greggii	Trailing Indigo Bush
Dasylinon Wheeled	Desert Spoon
Encelis Farinosa	Brittle Bush
Eragostis Atherstone	Cochise Lovegrass
Eschcholzia Mexicana	Mexican Gold Poppy
Hesperaleo Parviflora	Red Yucca
Justicia Spicigera	Desert Honeysuckle
Melampodium Laucanthem	Blackfoot Daisy
Oenothera Berlandieri	Mexican Primrose
Penstemon Species	Penstemon
Plantago Patagonica	Indian Wheat
Salvia Greggii	Texas Red Salvia
Santolina Chamaecyparisus	Lavender Cotton
Schlsmus Barbatus	Schlsmus
Sphaeralcia Ambigua **	Desert Mallow
Verbena Pulchella "Gracilior"	Rock Verbena
Yucca Species	Yucca
Zauschneria Californica	Hummingbird Flower

\*These grasses, ground covers and annuals as well as the seed of other plants on this Approved Plant list are useful in hydroseed revegetation of scarred areas. There are normally custom mixes.

\*\* Available only in hydroseed mix.