

APPENDIX "I"



CUSTOM HOME DEVELOPMENT DESIGN GUIDELINES

20070726015

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Introduction and Overview

Quintero Golf & Country Club is an exclusive residential golf community located in the northwest portion of the Phoenix valley in Maricopa County. It is surrounded on all sides by land under operations of the Bureau of Land Management, affording exceptional privacy and visual buffering.

The overall intent for Quintero Golf & Country Club is to create an elegant, master planned residential golf community, that will complement the natural beauty of the Sonoran Desert. Quintero will be an upscale gated community with approximately 90 Custom homesites, 52 1/3 acre average homesites, a 22 unit 1/4 acre average residential development, a 40 unit mixed use development, 30 village or duplex units, and approximately 52 rental golf villas. Quintero will also include two 18 hole private golf courses, hiking/walking trails, tennis and swimming facilities.

The purpose of these Design Guidelines is to provide an overall framework for Residential design and to create a cohesive development. These guidelines are intended to prohibit certain practices while yielding the individual the opportunity to explore personal expression. These Design Guidelines will provide standards for architectural design, landscape design and site planning, as well as the process for approval for all projects and construction regulations. These Design Guidelines will be adopted by a Design Review Committee (DRC) pursuant to Quintero Golf & Country Club's Declaration of Covenants, Conditions and Restrictions. These Design Guidelines shall apply to all Lots and Parcels located within Quintero Golf & Country Club.

Section I Definitions

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

Architect

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

Builder

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

Builder’s Deposit

“Builder’s Deposit” means the amount (\$5,000.00), as specified by the Design Review Committee (DRC), which a Builder must remit prior to beginning any residential construction in Quintero Golf & Country Club. If the Builder or any of his agents should violate the Declaration or these Design Guidelines and it becomes necessary for either the DRC to remedy the violation, the cost of the remedy may be charged directly to the Owner / Builder or against the Builder’s Deposit. This amount is subject to change at the sole discretion of the DRC.

Building Envelope

“Building Envelope” means that portion of a Lot which encompasses the maximum allowable developable area of the Lot as specified by the DRC. Modification of the Building Envelope can only be made by the DRC (and with the approval of the City of Peoria).

Combined Lots

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

Common Area/Public Area

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

Construction Envelope

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

Custom Lot Criteria

"Custom Lot Criteria" means a supplemental criteria to the Design Guidelines, as adopted by the DRC, that illustrate Lot specific building limitations, set-backs and driveway locations.

Declaration

“Declaration” means the Declaration of Covenants, Conditions, and Restrictions for Quintero Golf & Country Club, as amended and recorded from time to time.

Designer

“Designer” means an individual who has demonstrated competency in the site analysis, planning and technical knowledge in an environment with similar opportunities and constraints as are common in Quintero Golf & Country Club. (See Pre-Qualified Design Services)

Design Review Committee (DRC)

“Design Review Committee” means the reviewing body which reviews and approves all submitted Improvements established pursuant to the Declaration.

Design Guidelines

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

Development Guide

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

Excavation

“Excavation” means any disturbance of the surface of the land (except to the

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

Fill

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

Four-sided Architecture

“Four-sided Architecture” shall mean all elevations of a Residence being considered as equal, distinct planes in their level of design and articulation, and will be reviewed as such by the DRC.

Improvements

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

Indigenous Species

“Indigenous Species” means a species of plant, whether groundcover, shrub, cactus, or tree, that is found in any Natural Area and are referenced in these Design Guidelines from time to time.

Light Reflective Value (LRV)

“Light Reflective Value” is the reflectivity of a surface measured by a calibrated light meter. The value represents the percentage of light reflected from a space-pure white. White has an LRV value equal to 100% while flat black has an LRV value equal to 0%.

Lot

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

Lot Survey

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

Natural Area

“Natural Area” means that portion of the natural desert lying within a Lot, but outside of the Building Envelope, which must remain undisturbed.

Natural Grade

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

Neighboring Lot Visibility

“Neighboring Lot Visibility” shall mean, with respect to any given object or activity, that is or would be visible without artificial aids from six (6) feet above any other Lot of similar elevation, provided such other Lot is within any of the Lots or Common Areas.

Open Space

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

Owner

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

Pre-Qualified Design Services

“Pre-Qualified Design Services” means any architect/designer that has demonstrated capabilities to the Declarant, and/or the DRC, through examples of previous and current projects, to design within the context and appropriateness of the site.

Private Area

“Private Area” means that part of the Building Envelope which is surrounded by walls and is not visible from any adjacent Lot or Common Area. Plants approved for use in this area are listed in the Quintero Recommended Plant Palette.

Protected Plants

“Protected Plants” means those Indigenous Species of trees of four-inch caliper, or greater and all cacti.

Residence

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

Structure

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

Transition Area

“Transition Area” means that part of the Building Envelope which is adjacent to a Natural Area and Private Area and may or may not be enclosed by walls. Only plants contained in the Quintero Recommended Plant Palette may be planted.

Walkout

“Walkout” shall mean that portion of a Residence which is partially constructed underground, and as such has at least one elevation which is visible from the downhill side of any Lot.

Section II Architecture

Compliance with the Local Codes

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

Architectural Theme

All Residences and other Structures which are constructed will be considered Four-sided Architecture. Equal attention to all elevations in terms of detailing, materials and colors must be utilized, and will be reviewed as such by the DRC.

All buildings and other Improvements erected within Quintero Golf & Country Club must be approved by the DRC prior to submittal to the local government or the commencement of construction.

Preliminary architectural designs for all buildings and Structures must be reviewed and tentatively approved by the DRC prior to the preparation of final plans to be submitted to the County or the City of Peoria.

The DRC encourages product designs and use of materials and styles appropriate to the southwest. Architectural design should be sensitive to and compatible with the natural desert environment. Architectural styles that are strictly prohibited are (but not limited to):

- French Country
- Alpine
- Victorian
- Normandy
- Tudor
- English
- Colonial
- Greek and Gothic Revival

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

1. Detail and relief of windows, entrances and doors.
2. Breaks in the roofline with elevation changes.
3. Shade structures, canopies, and walks.
4. People gathering/activity spaces.
5. Attention to service spaces.

They are illustrated throughout these Design Guidelines.

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

Building Materials

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

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

Permitted exterior finished materials include plastered unit masonry, adobe, slump, split, stone or textured decorative block, and rough sawn wood. Other materials may be approved by the DRC. Accent panels of wood or stone may be utilized if approved by the DRC. Synthetic stone may be used but must be approved based on a minimum 20 square foot sample panel submitted to the DRC.

Roofs

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

The overall appearance of the Residence will be an important consideration. The color of roofs must conform to the color standards (see VI-1 Color). Dominant colors such as black, white and red detract from the natural colors of the desert. Overhead screens, shade covers, patio roofs and other similar Structures shall be constructed of materials and colors to match the main roof. An Owner-provided sample of any proposed roof materials and colors shall be reviewed by the DRC during the submittal review process. All proposed roof materials and colors shall be reviewed on a case-by-case basis. Flat roofs must have a minimum 18" (inch) high parapet wall to hide the roof.

Flat roofs shall be any roof area having a slope of less than 3 vertical inches per 12 horizontal inches. Flat roofs and the related parapet walls shall create rooflines compatible with the overall character of the foothill topography. All flat roofs shall be enclosed by a parapet wall that is a minimum of 18 inches taller than the immediately adjacent flat roof surface. Continuity of parapet walls in flat roof areas is required. Flat roofs shall be finish coated to color blend with the Structure's exterior wall color. White, off-white, or reflective finished-coated flat roofs are prohibited. All vents and other projections shall be colored to match the finished roof material coating color. No mechanical equipment of any kind will be permitted on flat roofs.

Pitched roofs shall be any roof area having a slope greater than 3 vertical inches per 12 horizontal inches ranging up to a slope of 4 vertical inches per 12 horizontal inches maximum. Roof areas with greater slope are prohibited. Ridgeline may not extend more than 50 feet in any direction without either a vertical or horizontal change in direction. Pitched roofs and the related massing of elements shall create rooflines compatible with the overall character of the foothills topography. Pitched roofs shall be finished with a visually aesthetic material of rounded clay tile, rounded concrete tile, flat concrete tile, or painted copper, all of which shall exhibit muted earth tone colors. Pitched roof colors shall complement the Structure's exterior wall color. Reflective materials, including all other metal roof materials, are prohibited. All vents and other projections shall be colored to match the finished roof material color. No mechanical equipment of any kind will be permitted on pitched roofs. Roofs may not descend closer to finish grade than 7' (feet).

Exterior Colors

The exterior colors of all buildings and structures must be approved by the DRC based on a submitted 4 square foot minimum sample color panel of both primary and accent colors. Extremely bright and/or primary colors will not be permitted. The intent is to reflect the rich and varied desert colors.

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

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

A palette of roof, field, and masonry colors has been selected for use in Quintero. Alternate colors, if they maintain the color objectives of this section, may be presented to the DRC for consideration. All other building colors may be chosen from any color source as long as they adhere to the following criteria:

1. Roof colors shall be variegated and have a medium range light reflectance value (LRV) of 30% to 60%.

2. Field, garage door, and accent colors shall have a light reflectance value (LRV) of 60% or less.
3. Trim and fascia colors shall have a light reflectance value (LRV) of 75% or less.
4. Masonry materials shall be natural in form and compatible in color with the desert environment.

Design Kit: A Color Palette Design Kit (Design Kit) has been created for use by Owners, Builders, and Architects/Designers and is available from the DRC. Each Kit contains a color fan deck of the field color palette and a listing of the approved roof blends and masonry colors. Each color chip in the fan deck is marked with its ICI reference number, name, and light reflectance value (LRV).

Suppliers: ICI/Dulux Paint was selected for use in the Design Kit. Manufacturer crossovers are acceptable so long as the corresponding ICI number, name, and LRV are noted when submitting the proposed colors and materials to the DRC for review. Specific roof tile and faux stone manufacturers have also been listed. Manufacturer crossovers are acceptable so long as they maintain the criteria outlined within these Design Guidelines and are approved in advance by the DRC.

Roof Colors: All tile colors, whether concrete or clay, shall have integrated flashing or blending. Mono-colored roof tiles are not allowed. Roof tiles may be specified in mission(barrel), slate(flat), or shake profiles. Metal roofing, if approved by the DRC, shall have an LRV between 30% and 60%. Flat roofing material contained within parapets shall be similar to the color of any pitched roofing material used on the same Residence. The finish material of the flat roof shall have an LRV of 45% or less. See the Architectural Color Palette in this section for a listing of approved roof colors.

Building Colors: Each Residence shall have a minimum of three different colors, not counting the roof. Masonry may be substituted for one of those colors.

Color Blocking: Color blocking, or the use of multiple field colors, may be used if it is integral and appropriate to the architecture. Color blocking should be incorporated into the preliminary architectural design so thoughtful color use and logical color termination points are identified early on. Color changes should occur at inside corners only.

Fascia & Trim Color: Painted-over stucco trim shall terminate on inside corners only.

Masonry: Masonry veneer enhances the perception of richness and quality of a Residence and provides an opportunity for added texture and color. Stone masonry, being reflective of the surrounding natural environment, is preferred over brick masonry.

The following criteria shall apply to masonry use:

1. Faux or natural stone must be in muted desert shades.

2. Blending of faux stone colors is encouraged to gain a greater sense of richness and capture the variegation found in natural stone.
3. Brick must be in muted desert shades with modeled faces. No combed or raked surfaces are allowed.
4. Concrete block colors must be in muted desert shades.
5. Masonry elements must be integral to the architecture and not merely an applied feature.
6. Masonry shall wrap masses in their entirety.
7. Applied cut stone tiles are acceptable.
8. Stone grouting thickness should be understated in proportion to the stone thickness, or not visible, as in the case of ledge stone applications. Large mortar joints or “weeping mortar” are not allowed.

Architectural Color Palette

Concrete Roof Tile Colors: – MonierLifetile

Standard Espana

1ESCS6464, California Mission Blend
 1ESCS6169, Casa Grande Blend
 1ESCS6676, Desert Sunset
 1ESCS6101, Desert Terra Cotta
 1ESCS6142, Rio Grande Blend
 1ESCS7437, Rosewood
 1ESCS0026, Sandstorm

Vignette 2000 - Espana

1ESCS3960, Cattails
 1ESCS6938, New Bronze
 1ESCS3934, Saddle
 1ESCS0939, Toast
 1ESCS0959, Turtle Dove

Collage 2000 – Espana

1ESCS 7951, Mulberry
 1ESCS3942, Raffia

Tapestry 2000 – Espana

1ESCS4976, Impressionist

1ESCS3962, Tiger Eye

Standard Shake

1SRCB3233R, Brown Bld Brushed

1SRCB3016R, Brown Brushed

1SRCB1132R, Charcoal Brn Bld Brshd

1SRCB3156, Desert Breeze Brushed

1SRCB0556R, Shadow Tan Brushed

Vignette 2000 - Shake

1SKCB5937, Silver Rock

Collage 2000 - Shake

1SKCB3949, Mahogany

1SKCB4950, Moonstone

1SKCB7951, Mulberry

Collage 2000 - Split Shake

1SECB3934, Mahogany

Tapestry 2000 – Split Shake

1SECB3963, Camouflage

Standard Slate

1LSCS3233R, Brown Blend

1LSCS6169R, Casa Grande Blend

1LSCS1132R, Charcoal Brown Blend

1LSCS6101R, Desert Terra Cotta

1LSCS4598R, Forest Green

1LSCS5037, Natural Marble

1LSCS6142R, Rio Grande Blend

1LSCS0026R, Sandstorm

Vignette 2000 - Slate

1STCS3960, Cattails

1STCS3940, Cliffside

1STCS7933, Flashburn

1STCS6938, New Bronze

1STCS3934, Saddle

1STCS4930, Silhouette

1STCS5937, Silver Rock

1STCS7980, Slate Plum

1STCS0939, Toast

1STCS0959, Turtle Dove

Collage 2000 - Slate

1STCS7954, Camelot
 1STCS3957, Cobblestone
 1STCS3947, Heather
 1STCS3949, Mahogany
 1STCS7951, Mulberry
 1STCS3942, Raffia
 1STCS5969, Wolf Grey

Tapestry 2000 - Slate

1STCS3936, Camouflage
 1STCS4976, Impressionist
 1STCS4968, Lake Shore
 1STCS3962, Tiger Eye

Traditions

1TRCD4081, Aged Copper
 1TRCD4083, Autumn Husk
 1TRCD3038, Hearthside
 1TRCD3081, Live Oak
 1TRCD3080, Riverpebble
 1TRCD7079, Township
 1TRCD7078, Wineberry

Clay Roof Tile Colors: – US Tile

El Camino Blend
 Tuscany Blend
 Newport Blend
 Old World Blend
 De Anza Blend
 Bernardo Blend

Stucco Field Colors: – ICI/Dulux

(Colors listed as shown on board)

341, 380, 374, 372, 369	436, 428, 376, 211, 208
386, 336, 334, 328, 365	434, 429, 427, 423, 324
388, 378, 371, 367, 364	561, 485, 479, 421, 366
388, 381, 333, 327, 323	483, 548, 422, 415
645, 547, 530, 519	550, 541, 535, 527
548, 539, 533, 524, 521	480, 537, 468, 523, 461
648, 627, 611, 602, 593	716, 700, 614, 607, 598
796, 791, 689, 686	488, 471, 467, 418, 460

Faux Stone Colors:

Eldorado Stone:

Rustic Ledge -	Sequoia, Prairie, Sawtooth, Cascade (with or without rubble)
Mountain Ledge -	Copper, China, Buckskin, Warm Springs, Smokey
Stacked Stone -	Mountain Blend, Desert Shadows, Oakwood, Castaway
Hillstone -	Molano, Lucero
Fieldledge -	Veneto, Meseta
Weather Edge -	Wisconsin
Limestone -	Cheyenne

Cultured Stone:

Southern LedgeStone -	Chardonnay, Rustic, Bucks County
Weather Edge Ledge -	Fox Valley, Wisconsin. Silverado, Mesa
Pro-Fit LedgeStone -	Mojave, Autumn, Shale, Southwest
Carolina Ledge -	Vintage, Onyx Brown, Silver Sand
Drystack LedgeStone -	Chardonnay, Mist, Cedar, Suede
Southern LedgeStone & Dressed Fieldstone -	Fog & Aspen, Bucks County & Buck's County, Rustic & Brandywine, Chardonnay & Chardonney

Brick Colors: --

Block Colors: - Cinderlite

Height of Residences and Structures

The DRC intends to discourage, and has the right to prohibit, the construction of any Residence or other Structure which would appear excessive in height when viewed from the street or other Lots anywhere in Quintero Golf & Country Club. Because the desert landscape is low, rarely reaching two stories in height, and low buildings conserve energy and lower temperatures, low profile buildings are encouraged at Quintero Golf & Country Club. Portions of a Residence may be sited below grade subject to DRC review and approval.

Because the terrain varies throughout Quintero, building height restrictions will be evaluated by the DRC on a Lot-by-Lot basis. However, as a general rule, two-thirds of the Residence must not exceed 22 feet, with the remaining third allowed to a maximum height of 25 feet. In cases where the Residence is over 4,000 sq.ft., an Owner may submit for a variance of a 25-foot height limit on one-third of the Residence so long as it does not interfere with any view lines. Heights shall be measured from the adjacent Natural Grade to the nearest high point of the Structure or any projection therefrom. Special allowance for multiple story Residences on secluded "out-of-line-of-site" Lots or Lots indicated as such on the Custom Lot Criteria will be considered by the DRC on a case-by-case basis.

Building projections such as chimney flues will be reviewed on an individual basis by the DRC and their compliance with the height restrictions determined accordingly.

Retaining walls and other walls not directly supporting a Residence or Structure, except screen walls, shall not exceed 8 feet in height, measured from the lowest Natural Grade (measured on the outside of the wall) adjacent to the wall. The appearance of such walls over 6 feet in height must incorporate a 6-foot separation between walls to be softened by landscaping. Retaining walls which directly support a Residence or Structure will be considered part of the elevation and will therefore be included in the overall height restrictions as listed above and reviewed by the DRC accordingly. Screen and freestanding walls may not exceed 6 feet in height measured from the lowest Natural Grade adjacent to the wall.

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

Building Envelope

The Building Envelope is the portion of each Lot within which all Improvements must be built and alterations to the existing landscape may be permitted. The Building Envelope is depicted on the Custom Lot Criteria supplement available from the DRC or Association.

The most appropriate size and location of the Building Envelope has been identified for each Lot based on the natural features of the Lot, view relationship to adjacent Building Envelopes, and topography. Slight modifications to the Building Envelope may be made by the DRC upon application of an Owner as part of the design review process. The DRC may allow such modifications to the Building Envelope when, in the DRC's opinion, such a modification is essential to the successful design of the home and there are no reasonable options or alternatives available for the design of home, and only if view of corridors from surrounding Lots, privacy of neighboring homes, natural features and vegetation on the Lot, and the overall character of the development are, in the sole discretion of the DRC, not unreasonably affected. Variances granted by the DRC must obtain final approval by the City of Peoria, if such approval is required by ordinance.

If an Owner owns two contiguous Lots and wants to combine the two Lots into a single homesite, the Owner may do so only with the prior consent of the DRC. When considering combining Lots, the Owner must recognize that the size and location of the Building Envelope shall remain the same as depicted on the original Custom Lot Criteria of the original Lots and any requests for changes to the Building Envelope due to specific Lot configurations are subject to DRC approval. If a revision in the Building Envelope is desired, the Owner or his representative is urged to submit a proposed revised Building Envelope for combined Lots prior to acquisition and/or as early in the design process as is reasonable prior to preliminary submittal. Specific focus will be placed on, but not limited to the following:

1. Adverse impacts to adjacent properties due to adjustments in Building Envelope
2. Preservation of view corridors both to and from the newly configured Lot
3. Building height restrictions
4. Architectural massing.

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

Size and Massing

It is expected that most Residences will exceed 2,500 square feet of livable area. Massing is the arrangement of three-dimensional building solids that form the exterior of the home. Each Residence must be composed of multiple masses with each mass distinguished by a minimum vertical and horizontal offset of two (2) feet. At least two distinct masses, with a maximum of a 50' dimension along any given wall plain, must be visible from each building elevation and the size of each must be in proportion to the overall scale of the Residence.

Building Projections

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

Antennae/Satellite Dishes

There shall be no antennae or satellite dish of any sort (except 24 inch satellite dishes) either installed or maintained, which is visible from any neighboring Building Envelope or as required by local codes. The DRC shall have the right to impose reasonable requirements with regard to the installation of any and all antennae and satellite dishes (including, but not limited to, 24 inch satellite dishes) in accordance with F.C.C. regulations.

Windows, Skylights and Glass Block

Skylights should be integrated into design of the roof, energy conservative, and consistent with the materials of house. Windows and clerestories of anodized aluminum, baked enamel, or wood are preferred for the desert climate. When used on a flat roof, a skylight must be darkly tinted, of a low profile, and screened so that they will not be visible from adjacent properties or Common Areas. Skylights will be permitted on pitched roofs on a case-by-case basis and must be integrated in the roof design and glazing must be a color compatible with adjacent roof color. No white or clear skylights will be permitted. Unless otherwise approved by the DRC, glass block will only be allowed on a limited basis only in those interior private areas in which additional natural light would be beneficial, such as bathrooms. Glass block must be recessed when used. Any exterior window-covers or wrought iron guards must be approved by the DRC. All windows within the front elevation will be recessed a minimum of 6 inches.

Patios and Courtyards

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

Solar Application

Passive solar application, or the orientation and design of the Residence for maximum winter sun gain to reduce winter heating will be encouraged. Solar collectors can result in excessive glare and reflection, and can only be approved in advance by the DRC if they are integrated into the Structures or landscaping on a Lot and will not be visible from any neighboring Building Envelope.

Barbeques, Firepits and Fireplaces

Built-in barbeque units firepits and/or fireplaces must be contained within the rear yard patio or courtyard. Chimney elements must be sited to avoid obstructing views from adjacent properties. Also, caution must be exercised to avoid the proximity of smoke to neighboring Residences. The chimney element of such Improvements must set back a minimum of ten (10) feet from any side or rear view fence panel. Gas and wood burning units will be allowed only as permitted by environmental regulations.

Walls

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

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

Service Yard

Walls are required as screening for a service yard, if any, to enclose above-ground garbage and trash containers, and other outdoor maintenance, pool and service facilities, which must be of sufficient height so equipment may not be visible from a neighboring Lot.

Foundations

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

Guest House

A guesthouse which includes a kitchen will only be permitted as outlined in the City of Peoria ordinances. Where permitted, such Structures should be designed as a single visual element with the Residence, and should be visually connected by walls, courtyards, or other major landscape elements. The guest suite, without a kitchen, can be constructed on any Lot either detached from or attached to the Residence with the approval from the DRC and as permitted by the local governing authority. No guest house or guest suite may be leased or rented separately from the main Residence.

Greenhouses

Greenhouses must be attached to the Residence and be DRC approved.

Awnings

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

Ancillary Structures

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

Basketball Hoops and Other Recreational Facilities

Basketball hoops and backboards may be installed on any Residence, when approved in advance by the DRC. The installation of such items will be subject to any stipulations imposed by the DRC. Particular attention will be given to the visual and acoustic privacy of adjacent Lots, as well as color and visibility of its location. Lighting of the hoop and backboard, or other recreational facilities, is not permitted.

Tennis courts will not be permitted on any Lots.

Ornamental Objects

Exterior ornamental objects such as, but not limited to, metal, ceramic, or wood sculptures, fountains, ponds, statues and plastic characters require DRC approval. These objects are not permitted in front or street side yards. Approved fountains may be installed in rear yards and front walled courtyards only and shall be limited in height to five (5) feet above finished grade of the Lot and must be compatible with the architectural character of the community.

Flag Poles

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

Building Orientation

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

Fire Protection System

All homes must include interior fire sprinkler systems per local building codes.

Golf Course Lots

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

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

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

The golf course Owner reserves the right to add, remove, and relocate native trees and other landscaping to the golf course and to change the location, configuration, size, and elevation of tees, bunkers, fairways, greens, cart paths, bridges, rest rooms, irrigation pump stations, and rain shelters on the golf course.

Neither the Developer nor the Association guarantee or represent that any view over or across the golf course will be preserved without impairment.

Construction Envelope

The Construction Envelope is one or more specified areas within the Building Envelope where all Structures, driveways, parking, nonnative landscaping, water surfaces, decks, walks, and improved recreation facilities are located. Underground utilities may be located outside the Construction Envelope, within the Building Envelope.

Site Work

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

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

1. No Excavation or Fill shall be created or stored upon any Lot;
2. No change in the natural or existing drainage for surface waters shall be made upon any Lot; and,
3. No Protected Plants shall be damaged, destroyed, or removed from any Lot.

In the event of any violation of (1) or (2) above, the DRC and/or the Association may cause the Lot to be restored to its state existing immediately prior to such violation; or, in the event of any violation of (3) above, the DRC may cause to be replaced any Protected Plant which has been improperly removed or destroyed with such other plant that the DRC may deem appropriate. The Owner of any such Lot shall reimburse the DRC and/or the Association for all expenses incurred by it in performing the Owner's obligations under this paragraph; provided, however, that with respect to the replacement of any plant the Owner shall not be obligated to pay an amount in excess of the expenses which would have been incurred by the DRC and/or the Association had it elected to replace the damaged, destroyed, or removed Protected Plant with similar in type and size. In addition, fines might be imposed by governing authorities under Arizona Law.

Garage and Parking Spaces

Garage doors must be integrated with the design of the Residence in material and massing. Detached garages are permitted in compliance with applicable building codes. All garage doors must be recessed a minimum of one (1) foot. Main garage openings should be oriented away from views from the street, the golf course and/or screened appropriately as said forth in the Design Guidelines. Each Residence shall contain parking space within the Lot for at least two automobiles in an enclosed garage. Carports are not allowed. Two additional parking spaces are required to accommodate guest parking. No overnight on-street parking will be permitted unless a request is made and approved by the DRC. Other than personal automobiles, all vehicles including commercial trucks, boats, trailers, campers and recreational vehicles must be kept in an enclosed Structure or screened from the view of any property within Quintero.

It is encouraged that those Lots which have an "Estate" designation must utilize garages with side entrances.

Driveways

Location of entry driveways is predetermined and identified on the individual Custom Lot Criteria. Driveways shall be a maximum of 16' wide at the curb and are permitted to widen within the Lot. However, driveways that are wider than 16' require interruption by way of a 5' planter.

All driveways must flare at the intersection with a street. The flare shall measure a six (6) to eight (8) foot radius from the driveway / street intersection. Where driveways

cross drainageways to enter any Lot, the Owner must provide a culvert with concrete or stone headwalls of a design subject to approval by the DRC.

No “horse-shoe” style driveways will be permitted.

Circular driveways are permitted within the Lot so long as there is only one curb cut no wider than 16’.

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

Storage Tanks

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

Setbacks

Setbacks must conform to those as indicated on the Custom Lot Criteria and as recorded on the Plat. No Improvements may fall within the minimum setbacks.

Washes/Arroyos

Natural drainageways occur throughout Quintero Golf & Country Club, and should not be obstructed. Improvements should be sited to avoid these washes/arroyos, although they can be sited at the edge of a wash, and walls or other Improvements may be designed and constructed to bridge washes without obstructing 100-year storm flows, subject to approval by the DRC.

Swimming Pools and Spas

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

Home Identification

Detached address identification signs for a Residence must conform to the approved design specification provided by the DRC and must be installed by each single-family

(a) Safety Lighting

Low voltage lighting mounted in a low profile manner may be used to illuminate vehicular and pedestrian circulation and assist in circulation outdoors.

(b) Security Lighting

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

(c) Recreational Lighting

Lighting intended to illuminate exterior living areas, such as patios, pool decks, or landscaping behind walls or in Private Areas. Such lighting may be used only during waking hours. Lighting for visual enjoyment may often provide for safety requirement around outdoor living areas and safety lighting may sometimes contribute to the visual enjoyment of the landscape. Because of differences in the frequency and duration of use and the objective of minimizing unnecessary lighting, these lighting functions must be circuited and controlled separately.

Location/Use

Upward directed lights will be limited to illumination of only large, mature specimen trees as specifically approved by the DRC and must be limited to a total of 50 watts or three (3) light fixtures, whichever is less.

Driveways

A maximum of three (3) upward directed lights mounted in the ground may be approved to illuminate an approved tree(s) at the driveway intersection with the street.

Holiday Lighting

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

Wattage

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

Mounting

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

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

In or upon a wall not exceeding 8' above grade;

Discretely attached to mature trees without causing sway at a height not exceeding 8' above grade.

Shielding

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

Aiming

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

(a) Uplights

Must be aimed so that the focus of the light source is within 10 degrees of vertical. An exception would be those fixtures mounted below a roofed patio area that are aimed upward. The light source of such fixtures must be fully shielded behind the eaves and therefore such fixtures will not be counted in the maximum number of allowable uplights. Uplights that cause light spill into the night sky will not be approved.

(b) Downlights

No maximum number of downward directed lights has been determined. However, they must be mounted in an approved manner and must be aimed downward within 10 degrees of vertical and shielded so that no light source may be visible. The DRC reserves the right to reject a downward directed light if, in its sole discretion, it appears excessive, inappropriate, or not in conformance with the lighting philosophy of Quintero Golf & Country Club.

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

service pedestals, splice-boxes, switch cabinets and transformers will be permitted, where required for public utilities or the landscaping of Common Areas.

Section III Landscape Design Guidelines

Landscaping

Quintero Golf & Country Club landscape concept is based on a philosophy of compatibility with the existing Sonoran desert, a sensitivity to its fragile ecosystems and a commitment to low water usage and energy-conserving techniques. To this end, existing natural features such as stands of saguaros, unique vegetative groupings, rock outcroppings and washes must be preserved wherever possible. The majority of plant materials will be Indigenous Species, arid or semi-arid plants ensuring minimal water usage and compatibility with the built and natural environments. An aggressive re-vegetation program will be implemented in all areas impacted by construction to ensure an uninterrupted sense of "fit" between the community and its physical environment.

There are three major landscape zones which have been identified throughout Quintero Golf & Country Club – natural, transitional and private areas.

- (1) Natural areas are those preserved and undisturbed. This includes all undisturbed/ undeveloped open space, and all areas outside the Building Envelope of each Lot. Because the indigenous vegetation does not require additional water, irrigation of the Natural Area is not permitted. Irrigation of the Natural Area can lead to disease and death of the native plants, particularly cacti, attract undesirable insects, and aid in the spread of undesirable plant species or weeds. In the event re-vegetation of a Natural Area must occur, only plants indigenous to the area are to be used. The density and distribution of any added plant material in the Natural Area must approximate the densities and distributions found in the immediate area and temporary irrigation will be required in the destroyed areas until replaced plants are established. Care shall be taken not to allow runoff to impact adjacent undisturbed natural areas.
- (2) Transitional areas are those disturbed areas most visible throughout Quintero Golf & Country Club and are found along the rights of way, golf courses, setback areas along collector roads and areas adjacent to Natural Areas. These areas should create a transition between natural desert and the intensive plantings of the Private Area. Plant materials to be used in Transitional Area are included in the QUINTERO RECOMMENDED PLANT PALETTE.
- (3) Private Areas occur primarily behind walls that are visually connected to a Residence and typically included the most intense landscaping. Plantings in this area may require more water and thus should be limited in area. Only the material listed in the QUINTERO RECOMMENDED PLANT PALETTE may be used in this area.

All Lots, excluding any portion of the Lot which is enclosed by a perimeter wall around the rear or front yard shall be landscaped in a natural desert manner, using indigenous or similar plants and soil approved by the DRC.

All original (or "first time") landscaping must be installed in accordance with a plan approved by the DRC. The objective of the landscaping is to generally enhance the natural desert environment, and to screen, accent, soften and improve the visual character of Quintero Golf & Country Club. All plant material should be drought resistant, water conserving, and generally compatible with the indigenous plant materials. SEE QUINTERO RECOMMENDED PLANT PALETTE. Material not included on the QUINTERO RECOMMENDED PLANT PALETTE is not encouraged, and the use of such material will only be permitted on a case-by-case basis and at the sole discretion of the DRC. Drip irrigation systems are encouraged. Landscaping plans must be submitted at the same time as all Lot or site data to the DRC.

Type, size and location of all tree(s) and shrub material shall be specified to the DRC. Shrubs will be required in all yards and will be utilized to soften and screen. As a minimum, all landscapable areas within a Lot must utilize sufficient plant material to conceal disturbed areas and return them to their pre-construction densities. All bare earth must be covered by an approved organic material to provide a clean, dust-free appearance.

All completed Residences must have the front yards landscaped and trees planted within two (2) months of occupancy. All unsold spec units must have the front yards landscaped and trees planted within two (2) months of completion. Prior to landscaping, all yards must be maintained in a neat, dust-free condition.

All landscaping must reflect the elegant, southwest character of the development:

- (1) All introduced boulder and rock features within landscape must be of similar color and form of existing onsite rock settings.
- (2) Rocks and boulders, patios, sidewalks, courtyards and walls, may be used to supplement and create imaginative landscaping design.
- (3) Special paving features are encouraged.
- (4) Artificially colored rock yards are not acceptable at any location. Any Lots having exposed rock surfaces from construction efforts must be stained "Permeon" or a similar product approved by the DRC.
- (5) All granite ground cover must be of a similar color and size to the natural granite found within Quintero and must be approved by the DRC prior to application.

No tree, shrub, or plant of any kind on any Lot may overhang or otherwise encroach upon roads, carpaths or other pedestrian ways from ground level to a height of eight (8) feet, without the prior approval of the DRC.

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

important and will be considered during review by the DRC.

Walls, Fences, Gates

Residential site walls or fences must appear as a visual extension of the Residence, using similar materials and finishes. In no case will site walls or fences be permitted to generally delineate the Building Envelope or Lot lines, although it is understood that such walls or fences may define courtyards or terraces in close proximity to the Residence for the purpose of privacy.

Residential walls and fences in "normal" conditions shall be a maximum of six (6) feet high as measured from an adjacent grade. Walls between areas with an elevation difference of greater than two feet will require case-by-case approval by the DRC. Closely spaced parallel walls will not be permitted. All spaces between walls shall be landscaped with the appropriate material as outlined in these Design Guidelines and maintain a minimum distance of 6'.

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

In the event of a dispute between Owners (other than Developer) with respect to the construction, repair or rebuilding of a party wall or party fence, or with respect to the sharing of the cost thereof, such adjoining Owners shall submit the dispute to the DRC. The decision of the DRC shall be binding subject to appeal to the board.

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

All masonry walls visible from any property within Quintero Golf & Country Club will be finished and painted to match the Residence.

Permitted exterior materials for walls include unit masonry, concrete, adobe, slump, split or textured decorative block. Other materials must be approved by the DRC.

Site Drainage and Grading

Site drainage and grading must be accomplished with minimum disruption to the Lot and shall not drain onto adjoining Lots and Common Areas, except as established by natural drainage patterns, nor cause a condition that could lead to soil erosion on Open Spaces or golf courses. Water drainage patterns must remain unchanged to entering and exiting the Lot in the manner they did naturally prior to any construction.

Developing a proper drainage plan will be the responsibility of the Owner. Existing road shoulder drainage patterns should be maintained where driveways intersect streets. Any drainage damage that may occur from one Lot to adjacent Lots or Common Areas

because of a change in natural conditions will be the responsibility of the Owner of the Lot which caused the unnatural drainage flow. Approval of a drainage plan by the DRC does not make the DRC liable or responsible to the Owner or others with respect to the adequacy of the engineering or otherwise, but merely implies compliance with the intent of these Design Guidelines and with design aesthetics. DRC approval does not eliminate or reduce the obligation of the Owner to comply with all legal requirements and be responsible for all damages resulting from changes in natural conditions.

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

Section IV Site Planning

Site Planning

The location and orientation of all buildings and other Structures must be approved by the DRC prior to submittal to the City of Peoria.

All site planning issues and designs must take into consideration all specific design criteria analyzed and depicted on the individual Custom Lot Criteria.

Land Uses (The Estates, The Ridge, The Villages, The Enclave)

The Estate land has been designated in areas where the carrying capacity of the land is low due to topography, fragile ecosystems, significant wildlife habitats or the proximity of major drainage systems. By keeping the density one Residence per acre and below, individual sites can be hand-picked for each Residence. These sites are identified on the individual Custom Lot Criteria. When an estate Lot occurs near a major wash system, building sites will be set back to limit the impact on established wildlife habitats. Other proposed methods of reducing construction impacts on the desert are the use of shared driveways, and limiting impact areas to Building Envelopes. Building Envelopes are found to average approximately 18,000 square feet but will be determined on a Lot-by-Lot basis and indicated on the individual Custom Lot Criteria. As shown in the Custom Lot Criteria, the majority of a residential Lot shall remain as natural desert including a substantial setback from the street, golf course or other Lots. Intensive plantings such as lawns, ornamental trees, flowering vines, flower beds and swimming pools are to be located within courtyards or behind walls resulting in a progression of landscape intensity from the street or Natural Area to the interior patio.

Residences will exceed 3,000 square feet of livable area (excludes garages and covered patios) within the Estate Lot designation.

The Ridge provides for a range of two to three Residences per acre and is located to optimize views and accessibility. The uses of Building Envelopes and Setbacks, and shared drives will be encouraged. Any minor natural areas and washes are important biological habitats and need to be preserved in their existing states.

Residences within The Ridge will exceed 2,500 square feet to a maximum of 7,500 square feet of livable area (excludes garages and covered patios).

The Enclave is located in an area of relatively moderate terrain surrounded by the Founders Golf Course. This land can support a density ranging from three to six Residences per acre. The overall character of this residential parcel changes considerably from The Ridge and Estate Lots. Visible impacts to the desert environment may increase. Relatively small areas of natural desert flow through the development in the form of washes, Open Spaces or pedestrian paths. Pedestrian and cart paths transverse this parcel providing linkages to other parts of Quintero.

Emphasis is placed on Transitional Zone plantings, patio walls, sidewalks and the preservation of washes and other natural open spaces. Common Areas may include some recreational amenities such as a putting course, water features and open play areas.

Residences within The Enclave will exceed 2,250 square feet to 4,000 square feet of livable area (excludes garages and covered patios).

Section V Construction Regulations

In order to assure that the natural desert landscape of each Lot is not damaged during any construction activities; the following regulations shall be enforced during the construction period. These regulations shall be made a part of the construction contract document specifications for each Residence or other Improvements on a Lot and all Builders, Owner, and other persons shall be bound by these regulations. Any violation by a Builder shall be deemed to be a violation by the Owner of the Lot.

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

Pre-Construction Conference

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

- (1) Builder's Deposit must be deposited with the DRC representative.
- (2) Construction area plan.
- (3) Construction Envelope fencing plan.
- (4) Construction Schedule. An approximate construction schedule indicating start and completion dates of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date. Any significant delays or interruptions to the construction schedule must be submitted to the DRC at the earliest possible time.
- (5) Drawing of the proposed construction sign, if any.
- (6) Any other items as may be requested by the DRC.

Construction Envelope

The Construction Envelope limits the area of actual above grade Improvements of each Lot within the Building Envelope and is the area within which all activities related to the Improvements to be constructed must occur. At the pre-construction conference and prior to the commencement of any construction activity on a Lot, the Owner and Builder

shall provide a detailed plan as to the manner in which the natural desert will be protected, and the areas in which all construction activity will be confined to, including, but not limited to: size and location for construction material storage, limits of Excavation, drive areas, parking, chemical toilet location, temporary Structures, if any, dumpsters, storage of debris, fire extinguisher, utility trenching, and construction sign. To this end, a chain link construction fence (minimum 5' height) and drive entrance must be erected within ten feet (10') of the Construction Envelope for the duration of construction. The fence shall have a single entrance located at the driveway entrance, and shall be maintained intact until the completion of construction. All construction activities, materials, and equipment must be kept within the construction fence at all times.

Occupational Safety and Health act Compliance (OSHA)

All applicable OSHA regulations and those outlined in these Design Guidelines must be strictly observed by any Owner, Builder or other representatives while within the property of Quintero Golf & Country Club.

Construction Trailers, Portable Field Offices, Etc.

Any Owner or Builder who desires to bring a construction trailer, field office, or the like to Quintero Golf & Country Club shall first apply for and obtain written approval from the DRC at the time of pre-construction conference. The DRC will work closely with the Owner or Builder to determine the best possible location in the Building Envelope. Such temporary Structures shall be located only in a location approved by the DRC and shall be removed within fifteen (15) days after certificate of occupancy is issued by the City of Peoria.

Debris and Trash Removal

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

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore, or affecting other Lots and any Open Space designated on the final plat. Any clean-up cost incurred by the DRC or the Association in enforcing these requirements will be billed to the Owner. Dirt, mud, or debris resulting

from activity of each construction site shall be promptly removed from private roads, Open Spaces, and driveways or other portions of Quintero Golf & Country Club.

On each construction site, the Builder must designate a wash out area within the Construction Envelope for contractors and suppliers to clean their equipment. The cleaning of equipment must occur, and cleaning effluent must remain, within that specified area. Equipment cleaned in any area other than the designated area will result in the DRC imposing a fine or retaining the Builder's Deposit to repair any damages resulting from such equipment cleaning in improper areas.

Sanitary Facilities

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

In no case shall a contractor be permitted to use sanitary facilities provided by Quintero Golf & Country Club.

Vehicles and Parking Areas

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

Conservation of Landscaping Materials

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

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

Excavation Materials

Excess materials must be removed from Quintero Golf & Country Club.

Blasting

If any blasting is to occur, the DRC must be informed far enough in advance to make

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

Restoration or Repair of Other Lot Damages

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

Miscellaneous and General Practices

All Owners will be absolutely responsible for the conduct and behavior of all individuals and entities involved with the construction of improvements on such Owner's Lot including, but not limited to, the Owner's agents, representatives, Builders, contractors and subcontractors on Quintero Golf & Country Club. The following practices by such individuals and/or entities are prohibited at Quintero Golf & Country Club, and will be considered a violation of these Design Guidelines:

- (a) Changing oil on any vehicle or equipment anywhere on Quintero Golf & Country Club other than at a location designed for that purpose by the DRC.
- (b) Allowing concrete suppliers and contractors to clean their equipment on the site itself other than at the locations designated for that purpose by the DRC.
- (c) Removing any rock, plant material, topsoil, or similar items from any Lot of others within Quintero Golf & Country Club, including construction sites, unless it is from the site under construction and only then with prior approval from the DRC.
- (d) Carrying any type of firearms on Quintero Golf & Country Club.
- (e) Using disposal methods or units other than those approved by the DRC.
- (f) Careless disposition of cigarettes, contaminated and other flammable material. At

least one 10 pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.

- (g) Careless treatment or removal of any desert plant materials not previously approved by the DRC.
- (h) Unauthorized consumption of alcoholic beverage on Quintero Golf & Country Club.
- (i) Use or transit over Natural Areas.
- (j) No pets, particularly dogs, may be brought onto Quintero Golf & Country Club. No pets shall be allowed to roam at will throughout Quintero Golf & Country Club. In the event of any violation hereof, the DRC, the Association, or Developer shall have the right to contact the applicable authorities to impound the pets, or to refuse to permit such Builder or Subcontractor to continue work on Quintero Golf & Country Club, or to take such other actions as may be permitted by law, the Design Guidelines, or the Declaration. Catering trucks will not be permitted to use their horns. Also, trash generated by the purchase of items from these trucks and from construction practices must be contained and disposed of properly in trash receptacles. Repeated problems with these requirements could result in the trucks being denied admittance to the Lot.

Construction Envelope Plan

Prior to the commencement of any construction activity on a Lot, the Owner and Builder shall provide a detailed plan as to the manner in which the natural desert will be protected, and the location of the Construction Envelope, to which all construction activity will be confined, including: size and location for construction material storage, limits of Excavation, drive areas, parking, chemical toilet location, temporary Structures, if any, dumpsters, storage of debris, fire extinguisher, utility trenching, and construction sign. This plan should identify the methods for protection, such as fencing, flagging, rope, barricades, or other means, to be set up prior to commencement of construction.

Construction Access

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

Dust and Noise

The contractor shall be responsible for controlling dust and noise from the construction site in compliance with applicable government regulations and the Quintero Golf & Country Club grading standards. At no time should the dust and/or noise level be such as to disturb or become a nuisance to the adjacent properties.

Signage

Temporary construction signs shall be limited to one sign per site not to exceed eight (8) square feet of total surface area. The sign shall be free standing and the design and location of such a sign shall first be approved by the DRC. The DRC will require all construction signs to meet the following criteria:

- (a) Signs shall be single-faced panel type and no additional sign may be attached to any construction sign either by fastening directly to the main sign or by suspension below it.
- (b) Information such as "For Sale", "Available" or similar language, or description phrases such as "3-bedroom" may not appear on any construction sign.
- (c) Colors of sign background should be muted earth tones, which harmonized with the desert colors rather than sharply contrast with them. Such signs may not be lighted, therefore, letter colors should relate harmoniously with the background colors while providing contrast to enable the sign to be read from approximately twenty feet away.
- (d) Construction signs must be removed at the time the house is substantially complete, or when the DRC directs the sign to be removed

Daily Operations and Access

Daily contractor access will be through the designated construction access only during posted construction hours.

Until a residence is occupied in the immediate vicinity, the posted construction hours are, as follows:

Monday – Friday	6:30 am - 6 pm (Oct 1-April 30)
	5 am – 6 pm (May 1- Sept 30)
Saturday	8am - 6pm

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

Monday-Friday	7:00 am - 6 pm (Oct 1-April 30)
	6 am - 6 pm (May 1-Sept 30)
Saturday	8am - 6pm

Sunday and designated holidays by DRC approval only.

Section VI Application Procedures

Introduction and Definitions

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

Forms

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

Review Fees

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

- (a) Initial construction on a Lot: Review fee of \$2,500.00
- (b) Major alteration: any modification significant enough to warrant the issuance of a building permit by the governing authority: Review fee of \$250.00

the Declaration.

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

Non-liability

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

- (a) The approval or disapproval of any plans, drawings and specifications, whether or not defective.
- (b) The construction or performance of any work, whether or not pursuant to approved plans, drawings and specifications.
- (c) The development, or manner of development of any Lot within Quintero Golf & Country Club.

Every Owner and other person, by submission of plans and specifications to the DRC for approval, agrees that he will not bring any action or suit against the DRC, or any of its Members, agents, employees or legal representatives, nor the Declarant, or any of its officers, directors, members, agents, employees, legal representatives, regarding any action taken by the DRC.

Enforcement

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

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

Severability

If any provision of these Design Guidelines, or any section, clause, sentence, phrase or word, or application thereof in any circumstance, is held invalid, the validity of the remainder of these Design Guidelines, and of the application of any such provision, section, sentence, clause, phrase or word in any other circumstance, shall not be affected.

thereby, and the remainder of these Design Guidelines shall be construed as if such invalid part were never included therein.

Meetings

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

Submittal Requirements

Prior to preparing preliminary plans for any proposal, the Builder, Owner, or representative thereof should meet with a DRC Member to discuss the proposed plans and to explore and resolve any questions regarding building requirements in Quintero Golf & Country Club.

Submittals should be made to the DRC prior to being submitted to the City of Peoria for approval. In order for the DRC to review and process proposed plans for site plans and product types, the following items are required:

1. Completed form "Request for Plan Approval" (Sample in appendix);
2. Site plan of preliminary plot showing the location of all buildings and/or structures, driveway, parking areas, Building Envelope, and all other site data required by the City of Peoria (3 copies);
3. Landscape plans for the Lot, particularly of the entry areas (3 copies);
4. Floor plans, sections, and elevations of each building at the scale to be submitted to the City (3 copies);
5. Colored elevations of each building (colors should depict the materials being proposed);
6. Sample of all construction materials and colors.

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

Decisions

The DRC shall review all applications submitted to it and shall furnish a written decision to the applicant setting forth the reasons for its decisions. An affirmative vote of a majority of the members of the DRC shall be necessary for any decision. In the event the DRC fails to take any action within thirty (30) days after an application has been submitted to it, then the application shall be deemed to have been denied unless the DRC fails to respond within an additional thirty (30) days following written request from the applicant, in which case approval shall be deemed as having been given. The DRC may disapprove any application if there is not sufficient information submitted for the DRC to exercise the judgement required by these Design Guidelines. In all cases, the DRC shall attempt to itemize the nature of its objections. In the event the applicant makes subsequent submissions after an initial disapproval, the application, as resubmitted, deemed approved if the DRC fails to take any action on the resubmitted application within twenty-one (21) DAYS AFTER THE NEW SUBMISSION.

Variances

The DRC has the authority to deviate from the requirements contained in Articles III or IV of these Design Guidelines in accordance with the procedures set forth in the Declaration.

Appeal To Board

Except as otherwise provided in the Declaration, any Owner aggrieved by the decision of the DRC may appeal the decision to the Board of Directors. Such an appeal must be made within seven (7) days after the decision of the DRC and must be accompanied by the written decision of the DRC together with, if the appeal is made by the applicant, copies of the application and all items submitted to the DRC, and any other relevant evidence previously submitted to the DRC.

Written Records

The DRC shall keep and safeguard complete written records of all applications for approval submitted to it (including one (1) set of all preliminary sketches and all architectural plans), of all actions of approval or disapproval and of all other actions taken by it under the provisions of these Design Guidelines. All such records shall be maintained in the offices of the Association for a minimum of ten (10) years after approval or disapproval.

Nature of Approval

Any approval of plans, specifications or proposed construction given by the DRC shall be only for the purpose of permitting construction of proposed Improvements within Quintero Golf & Country Club and shall not constitute compliance with city, county, and state laws. SUCH APPROVAL SHALL NOT CONSTITUTE ANY APPROVAL,

RATIFICATION OR ENDORSEMENT OF THE QUALITY OR ARCHITECTURAL OR ENGINEERING SOUNDNESS OF THE PROPOSED IMPROVEMENT AND NEITHER THE DRC, ITS MEMBERS, THE BOARD, THE OFFICERS OF THE ASSOCIATION, NOR THE DEVELOPER SHALL HAVE ANY LIABILITY IN CONNECTION WITH OR RELATED TO APPROVED PLANS, SPECIFICATIONS OR IMPROVEMENTS.

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Section VIII Design Review Procedures

Design Review Architectural Representation

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

Pre-Qualified Design Services

Any architect/designer retained for design services by a lot owner shall be required to demonstrate their capabilities to the Declarant and/or DRC before commencement of any work. Such capabilities, expressed through examples of previous and current projects, will be reviewed to determine context and appropriateness. The Declarant and/or the DRC will then notify the lot owner of their findings and recommendations. Notwithstanding the foregoing, neither the Declarant, nor the DRC, assumes any responsibility for the sufficiency of the work performed by any Pre-Qualified architect/designer, and no liability whatsoever shall be incurred by, or imposed upon, either the Declarant or the DRC, arising out of, or related to, its pre-qualification of any architect/designer.

Submission of Plans

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

Review of Plans

The DRC shall conduct reviews of plans during its regular meetings or at such other times as it deems appropriate. Owners, architects, or Builders shall have no right to attend any meeting of the DRC unless specifically requested by the DRC. The DRC will respond in writing within 10 working days after the review of a complete submittal, provided that the plans are in accordance with the requirements outlined. Results of reviews will not be discussed over the telephone by members of the DRC with an Owner or his architect or Builder. Any response an Owner may wish to make in reference to issues contained in the DRC's notice following review of submitted plans must be addressed to the DRC in writing. Although it is the intent of the DRC to enforce all provisions of the Design Guidelines, the following will be of particular concern:

- a) Building Envelope usage
- b) Building heights, massing, and roofscapes

- c) Exterior material and colors
- d) Site development, grading, and drainage
- e) Landscape plan and exterior lighting
- f) Design integrity and visual strength

Pre-Design Meeting

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

Posting of Lot

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

Preliminary Submittal

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

- (a) Site Plan (scale at 1"=20' or larger), showing the entire Lot, location of the proposed Building Envelope and Construction Envelope with the Residence and all other structures, driveway, parking area, existing and proposed topography, proposed finished floor elevations, all trees of 4" caliper or greater, all cacti locations and special terrain features to be reserved and trees to be removed.
- (b) Survey (scale 1"=20' or larger, same as site plan), by a registered land surveyor or licensed civil engineer showing Lot boundaries and dimensions, easements, topography (2 foot contours or less), major terrain features, rock out crops, washes, and all trees of 4" caliper or greater, all cacti locations and edge of pavement or curb, and utility locations.
- (c) Roof plans and floor plans (scale 1/8"=1'-0") showing proposed finished floor

elevations.

- (d) All exterior elevations (scale 1/8"=1'-0") showing both existing and proposed grade lines, plate heights, roof pitch and an indication of all exterior materials and colors.
- (e) An 11"x17" exterior color rendering is required accurately depicting the elevation and location within the Building Envelope.
- (f) A study model may be required (same scale as site plan), which accurately depicts all the proposed Improvements and their relationship to the site and, in addition, any other drawings, materials, or samples requested by the DRC.
- (g) To assist the DRC in its evaluation of the preliminary plans, the Owner shall provide preliminary staking when requested by the DRC at the locations of the corners of the Residence or major Improvement, and at such other locations and at such heights as the DRC mandates.

Preliminary Review

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

Final Design Submittal

After preliminary approval is obtained from the DRC, the following documents are to be submitted for final review; review will not commence until the submittal is complete:
Three (3) Sets of Submittal Plans are required.

- (a) Site Plans (scale at 1"=20' or larger), showing the entire Lot, location of the Building Envelope and Construction Envelope with the Residence and all buildings, driveways, parking areas, existing and proposed topography, finished floor elevations, all Protected Plants or special terrain features to be preserved, trees to be removed, all utility sources and connections, and site walls.
- (b) Floor Plans (scale 1/8"=1'-0") showing finished floor elevations.
- (c) Roof Plans (scale 1/8"=1'-0") showing all roof pitches.
- (d) Building section (scale 1/8"=1'-0"), indicating existing and proposed grade lines.

- (e) All Exterior Elevations (scale 1/8"=1'0") showing both existing and proposed grade lines, plate heights, roof type and pitch, and an indication of exterior materials and colors.
- (f) Samples of all exterior materials and colors, and literature on window and glass specifications, as requested by the DRC depicting or describing all exterior materials. Samples must be presented on an 8 1/2"x 11" mat board clearly marked with the Owner's name, filing date, and Lot number, and light reflectivity value.
- (g) Complete landscape plan (scale 1"=20') showing size and type of all proposed plants, irrigation system, all decorative materials or borders, all retained plants and transplanted plants, indication of plant storage area, materials and debris confinement area.
- (h) Exterior lighting plan showing location and manner of installation for each light, as well as cut sheet for each light to be used.
- (i) On-site staking of all building corners and perimeters as well as other Improvements, as required by the DRC.
- (j) A grading and drainage plan showing existing and proposed topography at two-foot contour intervals and a driveway section.

Final Design Review

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

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

Resubmittal of Plans

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

Site Inspection

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

Pre-Construction Conference

Prior to commencing construction, the Builder must meet with the representative of the DRC to review construction procedures and coordinate his activities in Quintero Golf & Country Club. At the pre-construction conference, the Builder will submit a site plan identifying the proposed locations of a dumpster, storage for construction materials, and temporary restroom facilities, and the temporary construction office, if any. An Owner or Builder who desires to bring a construction trailer, field office or the like to Quintero Golf & Country Club shall apply for and obtain written approval from the DRC at the time of the pre-construction conference. In addition, the Owner or Builder must submit an approximate construction schedule indicating start and completion dates of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date. Any significant delays or interruptions to the construction schedule must be submitted to the DRC at the earliest possible time. (Also refer to Section V, CONSTRUCTION REGULATIONS for additional requirements after pre-construction conference approval).

Commencement of Construction

Upon written receipt of final approval from the DRC, and having satisfied the City of Peoria review process, the Owner shall post a completion bond or other DRC approved guarantee providing sufficient coverage to finish the exterior appearance of the home including exterior building and site Improvements.

The Owner shall satisfy conditions and commence the construction of any work pursuant to the approved plans within one hundred-eighty (180) days from the date of such approval. If the Owner fails to begin construction within this time period, any approval given shall be deemed revoked unless, upon the written request of the Owner made to the DRC prior to the expiration of said 180-day period and upon a finding by the DRC that there has been no change in circumstances, the time for such commencement is extended in writing by the DRC.

It will be considered that construction has commenced once the Lot has been disturbed. Construction must proceed in a continuous manner through the completion of the Residence. If construction ceases for a period greater than sixty (60) days, the DRC may require that either construction immediately resumes or the Lot is returned to its natural condition. The Builder's Deposit may be forfeited if either alternative is not achieved within three months of written notice of the Owner by the DRC.

The Owner shall, in any event, complete construction of any Improvement on his Lot within eighteen (18) months after commencing construction thereof. At the written request of the Owner, and at the sole discretion of the DRC, an extension of time, which must be set forth in writing, may be granted for so long as the completion of construction is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies or natural calamities.

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

Inspection of Work in Progress

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

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

Subsequent Changes

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

Final Inspection of the Improvements

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

If, after receipt of written notice of completion from the Owner, the DRC fails to notify the Owner of any failure to comply within 30 days following the DRC's inspection, the Improvements shall be deemed to be in accordance with the final plan. If a notice of

approval is made by the DRC, any unused portion of the builder deposit will be refunded within thirty (30) days after approval.

Non-Waiver

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

Right of waiver

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

Exemptions

Utility and maintenance building, Structures, and cabinets located on non-residential tracts are exempt from the "Architectural Design Standards" portion of this document. However, the DRC will endeavor to attain as high a level of conformance with these standards as is practical for these types of facilities.

Appendix A - Design Review Approvals Checklist

Pre-design Meeting

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

Preliminary Submittal

- 3 Sets of Submittal Plans are Required
- Site Plan (1"=20'0" minimum)
- “Results of Survey” of Lot
- Roof Plan and Floor Plan (1/8"=1'0" minimum)
- Exterior Elevations (1/8"=1'0")
- Indication of all Exterior Materials and Colors
- Study Model, if requested
- Other Items Requested by the DRC
- Preliminary Staking of Concerns and/or Heights of all Major Improvements on the Site, if requested

Final Submittal

- 3 Sets of Submittal Plans are Required
- Submit Construction Schedule
- Site Plan (1"=20'0" minimum)
- Roof Plan and Floor Plans (1/8"=1'0" minimum)
- Sample of all Exterior Materials, Colors, and Glass Specifications
- Exterior Elevations
- Wall Sections, Details of Patios and Courtyards
- Building Cross Sections
- Exterior Lighting Plan and Lighting Fixtures Cut Sheets
- Landscaping Plan; Irrigation Plan; Proposed Plant Materials; Identify Protected Plants; the Storage Area for Plants, Materials and Debris
- Staking Lot/Residential Corners, if requested
- Notification of Changes Made by the City of Peoria

City of Peoria Building Permit

- Upon completion of above steps, a copy of working drawings approved by Quintero Golf & Country Club is one of the required submittals to the City of Peoria.

Pre-Construction Conference

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

Final Inspection/Certificate of Occupancy

- Issued by the County or The City of Peoria upon completion of construction and all required inspections
- Upon final site inspection and release by Quintero Golf & Country Club

Appendix B - Quintero Recommended Plant Palette

Transition Areas

TREES: Low Water Usage

Acacia farnesian
Acacia smallii
Cercidium floridum
Cercidium 'Hybrid'
Cercidium microphyllum
Cercidium praecox
Chilopsis linearis
Lysiloma candida
Lysiloma thornberi
Olneya tesota
Pithecellobium flexicaule
Pithecellobium mexicanum
Pithecellobium pallens
Prosopis alba
Prosopis chilensis
Prosopis glandulosa
Prosopis pubescens
Prosopis velutina
Sophora secundiflora

Sweet Acacia
 Sweet Acacia
 Blue Palo Verde
 Desert Museum
 Little Leaf Palo Verde
 Palo Brea
 Desert Willow
 Palo Blanco
 Fern of the Desert
 Ironwood
 Texas Ebony
 Mexican Ebony
 Apes Earring
 White Mesquite
 Chilean Mesquite
 Honey Mesquite
 Fremont Screwbean
 Velvet Mesquite
 Texas Mountain Laurel

SHRUBS and ACCENTS:

Acacia berlandieri
Acacia constricta
Acacia greggii
Acacia schottii
Agave chrysantha
Agave deserti
Agave havardiana
Agave lechuguilla
Agave murpheyi
Agave neomexicana
Agave palmeri
Agave toumeyana
Agave utahensis
Agave victoriae-reginae
Ambrosia ambrosioides
Ambrosia deltoidea
Anisacanthus thurberi

Guajillo
 Whitehorn Acacia
 Catsclaw Acacia
 Schott Acacia
 Golden-Flowered Agave
 Desert Agave
 Harvard Agave
 Lechuguilla
 Murphy Agave
 New Mexico Agave
 Palmer's Agave
 Toumey's Agave
 Utah Agave
 Queen Victoria's Agave
 Giant Bursage
 Bursage
 Desert Honeysuckle

Aristida purpurea
Asclepias subulata
Atriplex canescens
Atriplex lentiformis
Calliandra californica
Cassia wislizeni
Celtis pallida
Celtis reticulata
Chrysactinia mexicana
Condalia globosa
Cordia parvifolia
Dalea bicolor
Dalea frutescens
Dalea pulchra
Dalea versicolor
Dasyllirion acrotriche
Dasyllirion longissimum
Dasyllirion wheeleri
Dodonaea viscosa
Encelia farinosa
Ephedra spp.
Ericameria laricifolia
Eriogonum fasciculatum
Eriogonum wrightii
Fouquieria splendens
Hesperaloe funifera
Hesperaloe parvifolia
Hymenoxys acaulis
Hyptis emoryi
Jatropha cardiophylla
Justicia californica
Justicia spicigera
Larrea tridentata
Lotus rigidus
Lycium pallidum
Mimosa biuncifera
Mimosa dysocarpa
Penstemon eatonii
Penstemon palmeri
Penstemon parryi
Penstemon pseudospectabilis
Penstemon superbus
Plumbago scandens
Psilostrophe cooperi
Rhus ovata
Simmondsia chinensis

Purple Threeawn
 Desert Milkweed
 Fourwing Saltbush
 Quail Brush
 Baja Fairy Dustery
 Shrubby Cassia
 Desert Hackberry
 Netleaf Hackberry
 Damianita
 Bitter Condalia
 Little Leaf Cordia
 Indigo Bush
 Black Dalea
 Bush Dalea
 Wislizenus Dalea
 Green Desert Spoon
 Spoon
 Desert Spoon
 Hopbush
 Brittlebush
 Mormon Tea
 Turpentine Bush
 California Buckwheat
 Wright Buckwheat
 Ocotillo
 Coahuilan Hesperaloe
 Red Yucca
 Angelita Daisy
 Desert Lavender
 Limberbush
 Chuperosa
 Mexican Honeysuckle
 Creosote Bush
 Deer Vetch
 Squawberry
 Catclaw Mimosa
 Velvetpod Mimosa
 Firecracker Penstemon
 Palmer's Penstemon
 Parry's Penstemon
 Canyon Penstemon
 Superb Penstemon
 Plumbago White
 Paperflower
 Sugarbush
 Jojoba

Sphaeralcea ambigua
 Trixis californica
 Vauquelinia californica
 Viquiera deltoidea
 Yucca baccata
 Yucca brevifolia
 Yucca elata
 Yucca faxoniana
 Yucca rigida
 Yucca whipplei
 Zinnia acerosa
 Zizyphus obtusifolia

Globemallow
 Trixis
 Arizona Rosewood
 Goldeneye
 Banana Yucca
 Joshua Tree
 Soaptree Yucca
 Spanish Bayonet
 Blue Yucca
 Our Lord's Candle
 Desert Zinnia
 Gray Thorn

GROUNDCOVERS:

Baileya multiradiata
 Dalea capitata
 Dalea greggii
 Dyssodia acerosa
 Oenothera berlandieri
 Verbena goodingii

Desert Marigold

 Trailing Indigobush
 Dyssodia
 Mexican Evening Primrose
 Gooding Verbena

CACTUS:

Carnegiea gigantea
 Echinocereus engelmannii
 Ferocactus spp.
 Opuntia spp.

Saguaro
 Hedgehog
 Barrel Cactus
 Cholla and Prickly Pear

TREES: Medium to high water usage

Acacia abyssinica
 Acacia aneura
 Acacia saliana
 Acacia saligna
 Acacia schaffneri
 Acacia stenophhylla
 Acacia willardiana
 Bursera microphylla
 Canotia holacantha
 Fraxinus greggii
 Geijera parviflora
 Leucaena retusa
 Vitex agnus-castus

Ethiopian Acacia
 Mulga Acacia
 Willow Acacia
 Golden Wreath Waddle
 Medusa Acacia
 Shoestring Acacia
 Palo Blanco
 Elephant Tree
 Crucifixion Thorn
 Gregg Ash
 Australian Willow
 Golden Ball Lead Willow
 Chaste Tree

SHRUBS and ACCENTS:

Antigonon leptopus
Asclepias subulata
Bougainvillea spp.
Buddleia davidii
Buddleia marrubifolia
Calliandra californica
Caesalpinia cacalaco
Caesalpinia gilliesii
Caesalpinia mexicana
Caesalpinia pulcherrima
Chrysothamnus naseosus
Cassia artemisioides
Cassia nemophylla
Cassia phylodenia
Cordia parvifolia
Feijoa sellowiana
Lavandula angustifolia
Lavandula dentata
Leucophyllum candidum
Leucophyllum frutescens
Leucophyllum laevigatum
Leucophyllum zygophyllum
Ruellia brittoniana
Ruellia californica
Ruellia peninsularis
Salvia chamaedryoides
Salvia greggii
Salvia leucantha
Salvia leucophylla
Tecoma stans
Zauschneria californica

Queen's Wreath
 Desert Milkweed
 Bougainvillea
 Butterflybush
 Woolly Butterflybush
 Baja Fairy Duster
 Cascalote
 Yellow Bird of Paradise
 Mexican Bird of Paradise
 Red Bird of Paradise
 Rabbitbrush
 Feathery Cassia
 Green Cassia
 Silver Cassia
 Little Leaf Cordia
 Pineapple Guava
 Lavender
 French Lavender
 Silver Cloud
 Texas Sage
 Chihuahuan Sage
 Blue Sage
 Katie Ruellia
 Wild Petunia
 Baja Ruellia
 Blue Sage
 Autumn Sage
 Mexican Blue Sage
 Purple Sage
 Yellow Bells
 Hummingbird Trumpet

GROUNDCOVERS:

Acacia redolens
Antigonon leptopus
Aloe spp.
Baccharis 'centennial'
Melampodium leucanthum
Muhlenbergia rigens
Nolina erumpens
Oenothera caespitosa
Tagetes lemmonii
Verbena peruviana

Prostrate Acacia
 Queen's Wreath
 Aloe
 Green Carpet
 Blackfoot Daisy
 Deer Grass
 Bear Grass
 Evening Primrose
 Mt. Lemmon Marigold
 Peruvian Verbena

Verbena rigida

Sandpaper Verbena

Private Areas

TREES:

Acacia saligna
Albria julibrissum
Beucarnea recurvata
Chamaerops humilis
Cycas revoluta
Geijera parviflora
Lagerstroemia indica
Punica granatum
Rhus lancea
Trachpcarpus fortunei

Golden Wreath Wattle
 Silk Tree
 Ponytail Palm
 Mediterranean Palm
 Sago Palm
 Australian Willow
 Crape Myrtle
 Pomegranate
 African Sumac
 Windmill Palm

SHRUBS:

Carissa graniflora
Boxus japonica
Myrtus communis
Nandina domestica
Photinia fraseri
Pittosporum tobira
Plumbago capensis
Rhaphiolepis indica
Rosa spp.
Tecomaria capensis
Thevetia peruviana
Xylosma congestum

Natal Plum
 Japanese Boxwood
 Myrtle species
 Heavenly Bamboo
 Photinia
 Mock Orange
 Blue Plumbago
 Indian Hawthorne
 Rose
 Cape Honeysuckle
 Thevetia
 Shiny Xylosma

GROUNDCOVERS:

Asparagus sprengeri
Cortaderia sellowana
Cuphea llavea
Dietes iridiodes
Ficus pumila
Gazania rigens
Gelsemium sempervirens
Hemerocallis
Lantana spp.
Portulacaria afra
Pyracantha koidzumii
Rosa banksia

Sprenger's Asparagus Fern
 Pampas Grass
 Bat Faced Cuphea
 Fortnight Lily
 Creeping Fig
 Gazania
 Carolina Jessamine
 Daylily
 Lantana
 Elephant Food
 Pyracantha
 Lady Bank Rose

Rosmarinus officinalis
Tulbogia violacea
Verbena tenuisecta

Rosemary
Society Garlic
Moss Verbena

RECOMMENDED MINERAL GROUNDCOVERS AND BOULDERS:

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

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

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

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