



ARCHITECTURAL CONTROL STANDARDS

March 20, 2026

*This document supersedes the Architectural Guidelines Amended
February 12, 2024*

*Members of the Boulders Homeowners Association
are responsible for compliance with the provisions of this Governing
Document.*

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PHILOSOPHY OF THE BOULDERS NORTH HOA

The Boulders Homeowners Association (hereafter, BHOA) welcomes you to the unique Master Planned Boulders Resort Community, of which the BHOA encompasses approximately 365 acres: 353 acres in the Town of Carefree and 12 acres in the City of Scottsdale. The BHOA has jurisdiction over those properties in Carefree and for properties in Scottsdale located on Quartz Valley.

The BHOA is a truly unique and spectacular location. The property is within the rolling foothills and washes of the Continental Mountains, which lie to the north. Dramatic granite outcroppings, left behind when wind and rain over the millennia have washed away the adjacent soils and softer rocks, can be found throughout the property. Subterranean water is located near the surface throughout the property, contributing to the lush variety of desert plants and other vegetation. Native birds and wildlife are abundant, with residents frequently sighting hummingbirds, quail, hawks, coyotes, deer, javelina, and occasionally bobcats residing in the lush vegetation.

The Boulders Community was a pioneering venture when development began in the north section of the property in 1969 and the land was still within the County, separated from Scottsdale by many miles of unplanned desert. Residential homes have been built within this pristine environment so that people may enjoy and preserve it as well. The function of the ARCC and the Architectural Standards (hereafter “Standards”) that follow are to help maintain and preserve this unique environment for those fortunate people living in the BHOA now and to help preserve it intact for future generations as well.

In the early stages of development, extensive environmental studies were performed to assess slopes, native vegetation, hydrology, visual impacts, geology, and soils. These ecological analyses provided the BHOA with insight and respect for its fragile desert setting. It is with this appreciation for the desert that the BHOA’s philosophy of commitment to the peaceful co-existence of man and nature was born. We continue to study the environment and shape the techniques we use for transforming this delicate land into a unique living environment where wildlife, flora, and fauna can flourish in harmony with man.

Due to the unique constraints faced when developing within the desert environment and to share the expertise gained through previous development efforts, these Standards have been prepared to guide Owners in planning, designing, constructing, and improving their residences. In this way, we can ensure compatibility and a quality living environment for existing and future residents.

While these Standards establish criteria for architectural style, colors, material, landscape and planning concepts, the BHOA still encourages individuality and creativity in residential design. All projects subject to these Standards must be submitted to the ARCC. Following them does not eliminate the need to secure approval prior to initiating any changes.

Considerable planning has gone into the design and development of The Boulders. The purpose of these Standards, as revised from time to time, is to ensure the integrity of the neighborhood vision developed for the community as technologies, materials, and lifestyles evolve over time. The goal

for the Boulders Community is to encourage creativity while maintaining a balance with the natural desert environment and its Southwestern character, to promote neighborly consideration, and to address issues of privacy and architectural consistency, all of which will help preserve quality of life for Boulders residents and support property values.

These Standards are binding upon all Owners who may at any time construct, reconstruct, refinish, alter and/or maintain any exterior improvements within the BHOA, or make any change to the natural or existing surface drainage or plant life on the properties for which modifications are being sought.

An application for design approval is required when any exterior change is to be made. Application forms are included in Appendix 1.

After final approval and before or during construction, the property Owner is responsible for submitting proposed revisions and Architectural changes that alter the approved construction documents. All such changes require ARCC approval, and any construction in advance of approval is undertaken at the Owner's risk. Any work that is in non-compliance with the approved documentation, whether intentional or not, is a violation that must be remedied, either by correction or by ARCC consideration and modified approval. The property Owner is responsible for submitting any such proposed or discovered revisions and must assume the ARCC will require correction of non-disclosed revisions at project completion.

COMMUNITY ASSOCIATION INFORMATION

By purchasing property in the North Boulders, you become a member of the Boulders Homeowners Association (BHOA) and are bound by its Governing Documents.

This BHOA membership involves rights, privileges and obligations as described in the Governing Documents. The Governing Documents are recorded legal documents covering all property in the BHOA and are designed to ensure that the community maintains a desirable quality of life and high property values. Should any discrepancies exist between these Standards and other Governing Documents, the more restrictive language shall prevail.

Following these Standards does not eliminate the need to submit detailed plans to the BHOA Architectural Review and Control Committee (ARCC) and to secure approval from the ARCC prior to any proposed construction or modification of your property. All changes or modifications to the exterior of any existing building, any new construction, or any major changes to landscaping, including the setbacks of any building from the property boundaries, or building heights, or the percentage of the total property size utilized by buildings, or the percentage of any property utilized for "hardscape" and/or driveways, or the significant landscaping of the property, or any other type of major changes specified in these Standards, must be submitted to and approved by the ARCC prior to any demolition or construction activity.

For additional information, please contact the Community Manager at 480-595-2099.

PROCESS OVERVIEW

The following Standards have been developed to preserve, protect and enhance your investment in The Boulders. We encourage you to read them and engage qualified professional design personnel to expedite your project through the review process. To assist you as you move forward with any exterior improvement, we have created a Design Review Process Overview Chart (immediately following) that identifies step by step how to navigate the review process.

Step 1: PRE-DESIGN REQUIRED: Schedule through the Property Manager. Depending on the scope of your project, the processes below may apply.

Step 2: PRELIMINARY SUBMITTAL (and revisions if required)

- Survey (if required)
- Site plan
- Floor Plans
- Elevations (all)
- Roof Plan
- Photos of existing if addition/remodel
- Design Review Fee
- Sketch Up model for major remodel and new construction

Step 3: FINAL SUBMITTAL

- Grading and Drainage Plan
- Site Plan identifying temporary fence, Porta-potty, dumpster, and construction access
- Full Construction Documents
- Landscape Plan
- Color Board and Exterior Lighting Cut Sheets (PDF format)
- Photo record of your Lot's curbs and streets for damage comparison

Step 4: PRE-CONSTRUCTION MEETING (On Site)

- Review of all Documents and Regulations with Contractor
- Construction Fees Due

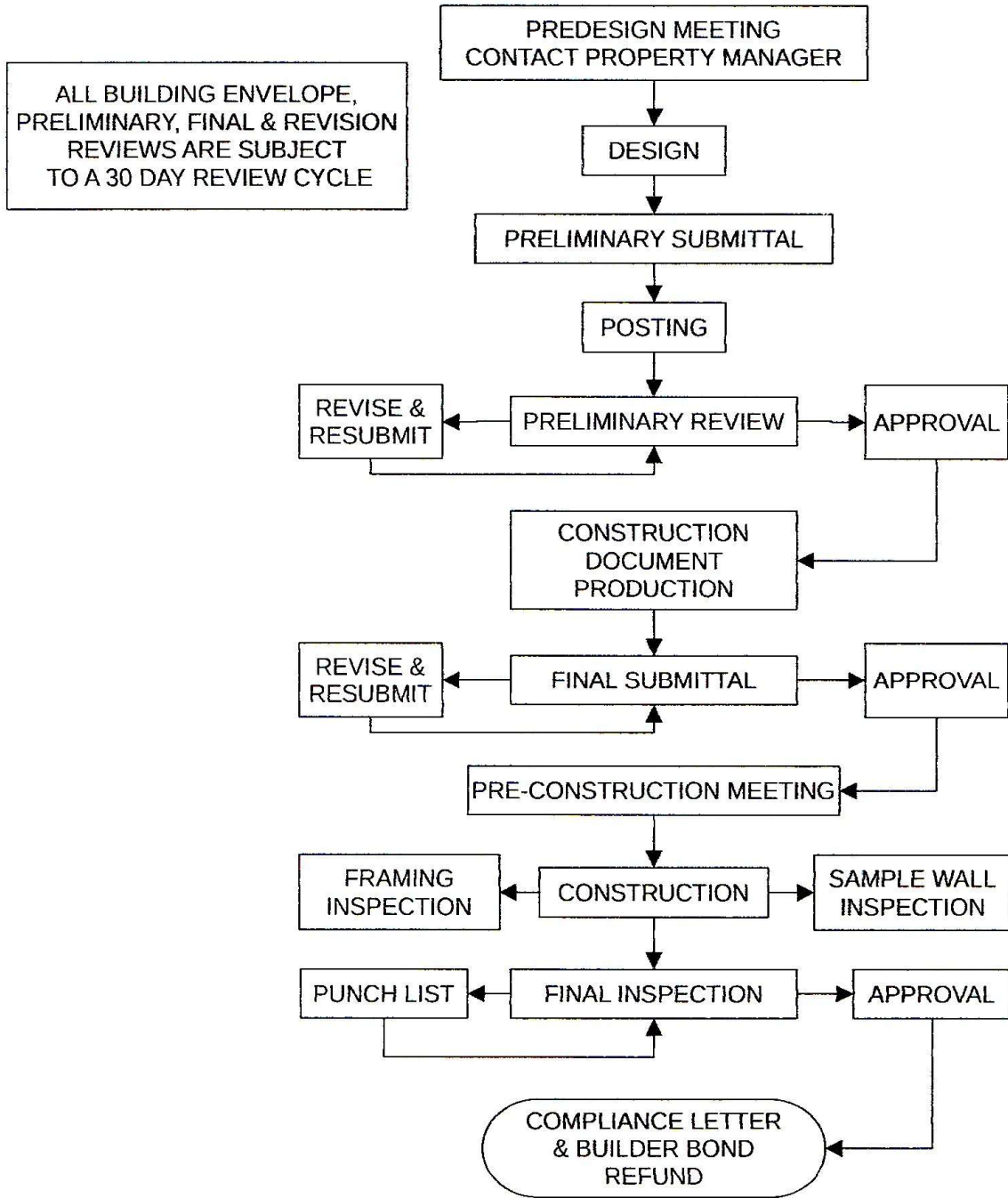
Step 5: FRAMING INSPECTION (On Site)

- Review of Compliance with Approved Plans
- Scheduled by Owner prior to dry-in

Step 6: FINAL INSPECTION (On Site)

- Review for Compliance with Approved Plans and for Completion

DESIGN REVIEW PROCESS OVERVIEW CHART



ALL BUILDING ENVELOPE,
PRELIMINARY, FINAL & REVISION
REVIEWS ARE SUBJECT
TO A 30 DAY REVIEW CYCLE

BUILDER OR OWNER TO
ALLOW 1 WEEK NOTICE
TO SCHEDULE A
FINAL INSPECTION

DEFINITIONS

Capitalized terms within this document are defined in this section. A description of Deposits, Fees, and Fines appears at the end of this section.

APPROVAL: Formal acceptance of a proposed Improvement by the ARCC as documented by a letter to the Member or Member's representative. During sale or transfer of ownership a BHOA disclosure document that certifies compliance to ARCC Standards, or a formal notice of acceptance to issues raised in the disclosure document, also constitute Approval as applied to these Standards

ARCC: The Architectural Review and Control Committee of the Boulders Homeowners Association established pursuant to the Governing Documents

ARCHITECT: A person appropriately licensed to practice Architecture or landscape Architecture in the State of Arizona

BHOA: The Boulders Homeowners Association (Boulders North), which consists of all Boulders properties within the Carefree town limits, and of contiguous residential properties within Scottsdale City limits with addresses on Quartz Valley

BOARD: The Board of Directors of the BHOA

COMMON AREA: Property owned by BHOA and utilized for the benefit of all BHOA residents

BUILDING ENVELOPE: That portion which encompasses the maximum allowable area for development within a Lot or Parcel

DEPOSITS, FEES, AND FINES: Deposit, fees, and fines definitions are included at the end of this section

FLAGPOLES, GATES AND YARD ORNAMENTATION: Any flagpole on the property; any gate to a courtyard or similar area; any statue, artwork, decorative structure, yard- ornament, etc. that is visible from Neighboring Properties

FOUNDATION: The load-bearing base of a structure, from finished floor and below

GOVERNING DOCUMENTS: Collectively, the Articles of Incorporation, Bylaws, Declaration (CC&Rs), Rules and Regulations, and the Architectural Control Standards of the BHOA

IMPROVEMENT: Any change, alteration, or addition to a Lot or Parcel for residential use. This includes but is not limited to any structure, patio, pavement or path as well as any excavation, fill, retaining wall, landscaping, or any other feature that would not be present in natural desert spaces within the BHOA

LANDSCAPING: A term used in this document to refer to the process of improving an existing property by altering existing plantings, changing or introducing new property access features, adding ground cover or drainage stabilization

LANDSCAPING PROJECTS: Landscape modifications other than the direct replacement of dead/damaged plants on our Approved Plant List with the same type of plant must be submitted for review; this includes but is not limited to installation of new desert plants and/or trees in an area visible from the Neighboring Properties, removal and replacing desert plants and/or trees, changes in drainage systems, boulder formations, installation of landscape lighting, installation of fountains or other water features visible from Neighboring Properties; Hardscape changes and outdoor kitchens fall under this category

Major Landscaping is any change exterior to structures that involves construction (e.g., hardscape, retention walls), the addition or modification of water features, changes in the drainage system of the property, or any change visible from Neighboring Properties

Minor Landscaping includes any installations that do not require the use of heavy equipment, such as a crane, backhoe, etc.

Plant Replacements include replacement of individual plants with plants of the same type, assuming they are on the Approved Plant List. Approval is required for minor landscaping but not for direct plant replacement. There will be no fee in either case.

LIGHT REFLECTANCE VALUE (LRV): is a percentage scale (0-100) measuring how much visible light a surface, like paint, reflects, with 0% being pure black (absorbing all light) and 100% being pure white (reflecting all light)

LOT: A subdivided Lot or Parcel or other building site as shown on the Plat or Record for the various units within the BHOA

MAJOR REMODELING: Any redesign or modification involving more than 500 square feet

MINOR REMODELING/ADDITION: Any redesign or modification involving less than 500 square feet

MAIN STRUCTURE: The main structure on every residential property consists of the home

and Garage (unless the garage is detached)

NATIVE/NATIVE PLANTS: Of indigenous origin

NATURAL AREA OPEN SPACE (NAOS): Undisturbed desert terrain

NEIGHBORING PROPERTIES: Collectively, properties within the BHOA including Adjacent/Neighboring Lots, the BHOA Common Areas including all roadways, and the Golf Course/Resort

OWNER: The Owner of a Lot or Parcel. For purposes herein, the Owner may act through a designated agent, provided that such agent is authorized in writing or by law to act in such capacity

PARCEL: A portion or plat of land

PRIVATE AREA: those areas not visible to any adjacent homes, the street, or behind walls; also, areas within fifteen (15) feet of architectural edges, rear parking, driveways, and walkways.

PROTECTED PLANTS: Those native species of trees or cacti of a certain size as protected by Arizona law or local ordinance

REPAINTING: Repainting more than fifteen percent (15%) of the exterior of a structure with an approved color

RE-ROOFING: Replacing or resurfacing the existing roof with an approved material and color

REVISION SUBMITTAL: Presenting changes to any previously submitted or approved plans

STANDARD ARCHITECTURAL NOTES: Instructions and legends on construction drawings that provide data, clarification, and requirements that supplement the graphical representation. See Appendix 7.

STANDARDS (also Design Standards, Architectural Control Standards): This document, which defines procedures and restrictions relating to the entire BHOA project, as adopted, enforced, and amended from time to time by the ARCC and the Board

STRUCTURE: Anything constructed or erected on a Lot or parcel, the use of which requires location on the ground or attachment to something located on the ground

SUBMITTAL: Documents, specifications, plans, samples and other information that must be delivered to the ARCC for approval before work on a project begins

TIMELINESS: Construction shall commence and be completed in compliance with a schedule to be determined by the ARCC based on input from the Owner. If no date is provided with the application, the Owner shall commence the construction pursuant to the approved Final Design Submittal within one (1) year from the date of the approval. This timing will be communicated in the approval letter. Start of construction is defined as approval from the ARCC. Completion is defined as the issuing of a Certificate of Occupancy in the case of a new home or the approval of the Chair of the ARCC in the case of other projects. If the project is not started or completed by the specified dates a re-submittal of plans may be required and will be judged by the Standards in effect at the time of re-submittal. Additional fees and deposits may apply

TRANSITIONAL AREA: Any area of a property that is not part of an improvement, NAOS or Private Area

DEPOSIT, FEES, AND FINES

DESIGN REVIEW FEES: A non-refundable amount to be paid to the BHOA for expenses incurred by the Association to cover the cost of the services of the Association's Consulting Architect and administrative expenses. The Design Review Fee Schedule (Appendix 3) was established to include up to two reviews of a set of plans. Additional charges incurred will be added to the Owner's account. Any substantial overpayment will be refunded to the Owner. Ensuring your first set of plans is detailed, complete and accurate will help minimize total costs incurred. Design Review Fees are due with the Design Review Application

COMPLIANCE DEPOSITS: A refundable amount to be paid to the BHOA to guarantee that all trash and waste materials are properly disposed, all damage to streets, utilities, and Neighboring Properties have been satisfactorily completed, and any outstanding fines have been paid. All or a portion of the deposit will be used by the BHOA to correct any deficiencies if they are not properly corrected by the Owner within 10 days following notification of the deficiency. The balance of the deposit will be refunded by the BHOA upon application of the Owner, following completion of the construction work. Checks for the deposit shall be made payable to The Boulders Homeowners Association and submitted to the Community Manager for the Association. Compliance Deposits must be paid upon final approval and before construction begins

CONSTRUCTION/ROAD USE FEES: Required for Major Remodels, New Construction, and/or any time heavy equipment or a roll-off or dumpster is used. This fee will be applied to the Owner's account when the project is approved and must be paid prior to commencement of work

FINES: A non-refundable amount to be paid to the BHOA according to the fine schedule (See Appendix 3) when it has been determined by the ARCC that:

- Work has been performed without prior ARCC approval.
- Work has been performed that does not comply with the plans or timeliness previously approved by the ARCC.
- Work has been performed in violation of these Standards.

The work in question must be corrected and submitted to the ARCC for review and possible approval. In addition to the Fines, the appropriate Deposits and/or Fees must be paid. The entire deposit will be withheld and applied to any unpaid fines. If Fines are not paid in a timely fashion, certain services may be withheld until they are paid for including use of amenities, waste pickup, gate access, etc.

PROFESSIONAL FEES: Fees paid to professionals such as Architects, surveyors, consultants, attorneys, etc. for necessary services over and above those incurred in the normal approval process

Fees are used to cover ARCC expenses including but not limited to normal Architect fees for reviewing plans, legal expenses, secretarial services, wear and tear on roads and other facilities outside of the construction site, and damage to common areas.

APPLICABILITY OF THE ARCHITECTURAL CONTROL STANDARDS AND INVOLVEMENT OF THE ARCHITECTURAL REVIEW COMMITTEE

These Standards adopt the provisions of the Master Declaration of Covenants, Conditions and Restrictions (Governing Documents) for the Boulders Homeowners Association (BHOA). They apply to all Owners within the BHOA who add, alter, construct, maintain, or refinish any improvements on their property or make any change to the natural or existing surface, drainage, or plant life.

Applications for original construction and property changes must first be submitted to and approved by the ARCC before construction or changes start. New construction, changes to the exterior portions of existing residences of the exterior paint color, architectural features, and/or changes to hardscape walls, gates, and exterior patios, exterior lighting, and changes to grading must also be submitted to the ARCC in advance and require approval before any proposed changes can be initiated.

It should be noted that, in addition to the Standards identified in this document, applicable Town of Carefree, City of Scottsdale, and/or Maricopa County ordinances, applicable State of Arizona statutes, BHOA Governing Documents, and any other ordinances and/or statutes relating to architectural design and development within the BHOA must also be satisfied in advance of the commencement of construction.

When these Standards are amended in the future, it is the responsibility of each Owner to obtain a copy of the most recent revision. Contact the onsite management office for more information.

DESIGN CHARACTER

The BHOA is a unique community composed of low-profile Southwestern style homes that have sought to preserve the essence of the surrounding desert topography. Proposed new construction and revisions to existing structures and properties must be complementary to the neighboring homes already existing within the Boulders to receive approval from the ARCC. Major design concerns are the height of structures, massing, color, materials and style. Exterior design elements that do not enhance the surrounding desert community will not be approved.

ARCHITECTURAL REVIEW PROCESS

To ensure that every resident can rely on the maintenance of proper standards of development, the ARCC has established a design review process. The review process provides adequate checkpoints during development progress to minimize time and money expended from designs that do not adhere to the Standards or maintain the spirit of BHOA. Each Owner is responsible for adherence to these Standards and all other applicable provisions of the Governing Documents as well as to all rules and requirements of any governmental authority. Strict compliance will ensure timely and satisfactory completion of the design review process. The ARCC will conduct reviews of projects during their regular meetings or at other times deemed appropriate. To provide the ARCC, its Architect, and neighbors with adequate notification to review, all plans must be submitted to the onsite management office not later than two (2) weeks before the scheduled design review meeting. The ARCC will endeavor to respond in writing no later than fifteen (15) days after the ARCC meeting in which the plans have been reviewed. Any response an Owner may want to make concerning issues contained in the review notice should be addressed in writing to the ARCC. An Owner wishing to appeal a decision made by the ARCC must do so in writing to the BHOA Board of Directors and submit it to the Community Manager for delivery. Such appeal must be made within thirty (30) days after the decision of the ARCC and must be accompanied by the written decisions of the ARCC, copies of the application and all items submitted to the ARCC, and any other relevant evidence previously submitted to the ARCC. If a decision of the ARCC is overruled on any issue in question, the prior decision of the ARCC shall be deemed modified to the extent specified in the Board's decision.

The Standards have been established to complement the City of Scottsdale and Town of Carefree review processes, but Owners must receive approval from the ARCC before submitting plans to the appropriate municipality to avoid processing design and site planning solutions that are not compatible with the Standards.

Enforcement of these Standards will be pursuant to the CC&Rs (Declaration) at Article 14.1.

PHASE 1: PRE-DESIGN MEETINGS

The ARCC recommends that Lot owners and professionals not familiar with the BHOA Architectural requirements request an orientation meeting. These sessions help the design process run smoothly. An integral part of the success of the design process is the active involvement of the Owner who is ultimately responsible. Whether or not orientation meetings are requested, it is the responsibility of the Owner to understand and comply with the provisions of these Standards as outlined in the following material and to ensure that all professionals hired by them and involved in their project understand and comply with all Standards.

PHASE 2: ARCHITECTURAL DESIGN REVIEW

Three drawing submittals are required: Conceptual Design/Site Usage, Preliminary Design, and Working (Final) Drawings. Requirements for each submission are detailed below. As a general requirement, each involved professional shall submit drawings in a 24" x 36", 11" x 17", and PDF electronic sheet format and shall include an information block on all submitted sheets containing:

1. North arrow
2. Street names and Lot addresses
3. Submission date
4. Date of each revision, change, or plan re-issue
5. Name, address, and phone number of the Lot Owner
6. Name, address, and license number of any professional consulting firm including Architects, landscape Architects, contractors, surveyors, etc.

Submittal #1: Conceptual Design

Owners have the option of making a Conceptual Design Submittal to the ARCC or to bypass this step and prepare a more complete Preliminary Design submittal as described in this section. To minimize professional fees prior to a preliminary determination that desired changes are likely to be approved, the conceptual submittal is encouraged when the project proposes changes to the existing building footprint, building envelope, building height, or requires a variance from existing Standards or regulations. The purpose of this submittal is

to describe to the ARCC how any existing and proposed improvements relate to the Standards and Neighboring Properties. The fundamental relationships between the Owner's residence and the surrounding environment of Neighboring Properties will be considered. The ARCC may consider comments that the Owner has solicited from neighbors during this phase.

Conceptual Drawing Requirements:

1. Aerial photographs and other photographs that show existing improvements, large vegetation, and other features on the property and its surroundings, including homes, roads, common areas, and golf courses. Aerial photographs available online are acceptable.
2. Schematic site, grading, and floor plan (1/8-inch or 1/10-inch scale)
3. Schematic elevations (1/8-inch or 1/4-inch scale) and site section

Submittal #2: Preliminary Design

In this submittal, a Design Review Application shall accompany Preliminary Design Plans. Design Review Fees are also due upon this submittal (see Appendix 3). The Preliminary Plans give the ARCC a more complete look at the design of the Owner's residence. At this stage, the ARCC will focus on Architectural form. Unless previously reviewed in a Conceptual Site Use submittal, the ARCC will also consider the fundamental relationships between the Owner's residence and Neighboring Properties. The ARCC does not focus on detail at this point but on the choice of basic materials and their relationship with one another. The ARCC is also looking to see if the Architects are presenting a home that complements the spirit of the BHOA and conforms to these Standards.

The ARCC requires the following schematic design drawings for review:

1. Topographic survey of the Lot, utilities, setbacks, and surroundings within 25 feet of the Lot line at one-foot contours. (No less than 1" =20')
2. Preliminary site, grading, and floor plans (No less than 1" =20')
3. Preliminary elevations and site sections that extend beyond the property line (1/8-inch or 1/4-inch scale)
4. Preliminary perspective
5. Native plant inventory and relocation plan
6. Aerial photos of any existing improvement

Neighbor Notification

Before Schematic Designs are submitted, and preferably before a Conceptual Site Usage

submission, Owners must provide written notice about their plans to any neighbors who might be impacted by the project. Letters to neighbors and their responses, if received, must be copied to the Community Association Manager. Comments directed to the ARCC from neighbors may include facts that would be appropriate for the ARCC to consider during the approval process. The ARCC may also contact neighbors directly during the Conceptual Site Usage or the Schematic Design phases when, in their opinion, the project may impact a neighbor. Neighbors will also be notified via the ARCC meeting notice agendas of projects in their vicinity. Neighbors may attend the open ARCC meetings or provide written comments prior to the meeting to the Community Association Manager. Neighbors have no disapproval authority.

General Conditions

All proposed changes contemplated for a parcel must be included in the Preliminary Design submittal. The submitting Owner is responsible for the accuracy and completeness of all included materials. To assist the ARCC in its evaluation of the submittal the Owner shall, if requested, provide preliminary staking at the corners of the property or major improvements and at such other locations as the ARCC may request.

Submittal #3: Working (Final) Drawings

The Lot Owner or professional consultants can submit the Working Drawings of the proposed design once the Owner has received the ARCC's approval of the Preliminary Design submittal. The Owner or Owner's representatives must provide all additional drawings and details required to fully specify the design to the ARCC. If the ARCC does not approve the working drawings, it will return them with a written explanation for disapproval. It is not the role of the ARCC to develop solutions to any objections raised, but if desired the Owner may make changes responsive to the explanation received and resubmit.

General Requirements

(For major remodels and new builds; contact the community manager for the applicable requirements for smaller projects or landscaping)

1. Working drawings must have complete symbol and abbreviation legends
2. Working drawings and specifications must follow the Preliminary Plan as approved by the ARCC. Drawings should use Standard Architectural Notes (see Appendix 7). Construction shall not commence until all the requirements are satisfied and a final approval letter has been received
3. Architectural Plans- Minimum Working Drawing requirements include:
 - a. Cover sheet

- b. Site vicinity map
- c. Site plan
 - i. Adjacent address or parcel number
 - ii. All Proposed and existing Architectural and landscape improvements 25 feet into adjacent Lots
 - iii. Easements
 - iv. Building envelopes
 - v. Dimensioned building and improvement setback lines from property lines; roof overhang line and dimension from property lines
 - vi. All service yards, trash areas, air conditioning, irrigation, pool, and other equipment locations
 - vii. All walls and gates
 - viii. Utility service locations from the Lot, and all utility service entrance locations at the house
 - ix. NAOS calculations if applicable
- d. Grading and drainage plan (1/8-inch or 1/10-inch scale)
 - i. Include all information from the design development site and floor plan
 - ii. Indicate all existing grade contours, taken from the existing topographic survey on the Lot, adjacent Lots, golf course, community areas, and streets within 25 feet, with dashed lines at one-foot contour intervals and all proposed grades on Lot with solid lines at one-foot contour intervals
 - iii. Show locations of all drains and dry wells
 - iv. Indicate drainage flows with arrows to the property line
 - v. Spot elevations on drain inlets and outlets
 - vi. Locate and include typical details relating to drainage facilities
 - vii. including drainage inlet and outlet structures, dry wells and area drains, and wash stabilization/diversion details. Indicate means of achieving positive drainage from all locations on the Lot in the event all drainage improvements fail
- e. Foundation and details
 - i. Indicate means of achieving flush with wall and finish below grade and indicate all finished floor elevations
 - ii. Reference and include all the details required for the construction of the foundation system and installations of the concrete
- f. Floor plan and details (1/4-inch scale)
- g. Exterior elevations (1/8-inch scale or 1/4-inch scale) illustrating:
 - i. All exterior materials and finishes

- ii. Main entry door, garage overhead door, garden gates, columns, ornamental iron work, exterior trim, and special architectural features such as skylights and solar panels
 - iii. Items that will be evident on the exterior of the finished building including louvers, vents, roof drain, and gutter outlets, access openings, file boxes, electrical fixtures, expansion joints, flashing, tile, or masonry feature strips, etc.
 - iv. Roof pitch and maximum height of the finished structure
- h. Cross sections (minimum 1/4-inch scale)
- i. Framing plan and details
Overhangs and exterior trim including fascia, soffits, frieze boards, columns, trellises, and plant-ons
- j. Roof plan (1/8-inch or 1/4-inch scale)
 - i. Roof penetrations, including plumbing, HVAC vents, fireplace and miscellaneous equipment flues, skylights, and roof access doors
 - ii. Roof mounted equipment and accessories as permitted including solar panels and HVAC fans
 - iii. Gutters, roof drains, scuppers, flashings, and related sheet metal
 - iv. Roof slopes and water flow to drains or gutters or both with directional arrows
 - v. Roofing materials, including manufacturers names and methods of installation
 - vi. Roofing plan details, including but not limited to roofing installation sections, equipment or accessories mounted on the roof, metal flashing, and counter flashing
 - vii. Parapet /ridge heights
- k. Electrical -
Show all exterior and interior lighting and provide fixture schedule and cut sheets
- l. Plumbing
- m. Reflected ceiling plan -
Complete ceiling systems for exterior overhangs
- n. Glazing, door, and finish schedules -
Provide all details necessary for the ARCC's understanding of the design and all other details necessary to describe the design and construction elements to the Owner, builder, contractors, subcontractors, trades people, and city and town officials
- o. Samples/cut sheets of materials, color, and equipment mounted on building on 8 ½" x 11" or 11" x 17" sheet
- p. Onsite Material Samples -

Unless the materials are the same as those already used on an existing home on the site, the Owner or Contractor shall provide onsite samples of all exterior building materials for the ARCC to review

Landscaping

Indicate all information from the design development site, floor plan, grading, and drainage plan. Incorporate Standard Architectural Notes into the plans. (See Appendix 7).

1. Landscaping/Revegetation Plan

- a. Show proposed contours and grading if different from the final plan. All exposed grading shall be naturally and gently contoured. All grading shall be soft rounded and organic. No man-made slopes or engineered slopes shall be accepted. No engineered drainage ditches shall be allowed. Softly transitioned to natural grade
- b. Show existing and proposed and relocated salvaged trees (note multi or standard trunk), shrubs, espaliers, and ground covers, noting size, location, quantity, and the species in the common and botanical name
- c. Revegetation: All areas disturbed or bare within the Transitional Area shall be revegetated with containerized indigenous plant species and/or a certified seed mix to restore the appearance of the adjacent natural desert. Revegetation plants shall be provided at a minimum density of one (1) plant per twenty (20) square feet. This results in about one (1) plant for every five (5) foot diameter circle or one plant for every 4 ½-feet x 4 ½-feet square area. Revegetation plants shall not be placed more than seven (7) feet apart and no bare area larger than a six (6) foot diameter circle should remain exposed. On new builds, 75% of revegetation plant material shall be the dominant shrub species. Typically, the dominant shrub species is Bursage. Provide revegetation seed at a rate of one (1) pound per 1000 sq. ft.
- d. Locations of all existing protected plants as defined by local ordinances including species, size, and condition shall be tagged and shown on plans
- e. Provide plant legend and key material to the legend. Identify plants for revegetation. Show locations to receive revegetation
- f. Show all details and specifications for landscape installed including header boards, strips, staking details, etc.
- g. Provide sections and details through all garden and retaining walls unless already shown on the Architectural site plan

- h. Identify the color and size of mineral landscape elements including the approximate size of boulders proposed. All landscape boulders shall be surface select and shall be of a color and texture that matches the natural boulders within the BHOA. Landscape boulders must be buried a minimum of one-third (1/3) the height of the boulder and must be arranged in natural looking clusters and appearance. Provide the size and color of any granite. Provide the size and color of any riprap stone. Only natural muted colors are allowed. River rock is not permitted as riprap stone. Riprap shall be installed in conformance with the Standards. All riprap rocks shall be native granite in colors that match the native desert floor and shall be hand placed with the flat faces in an even concave plane. The top of the riprap shall be flush with the top of the adjacent soil. Riprap must appear recessed into the finished grade and not “set on top” of the finished grade. Loose riprap or riprap that looks like “a bunch of loose rocks” will not be accepted. No imported decomposed granite is allowed in the natural or transitional areas. Only native onsite soil is allowed in natural or transitional areas
- i. Show and describe all hardscapes including material, color, and finish unless already shown on the Architectural site plan
- j. Show the location, style and color of pots. Color shall be muted tones chosen to blend rather than contrast with the residence and surroundings. Highly reflective finishes are prohibited

2. Irrigation Plan

- a. Show location of all irrigation equipment including clocks, valves, shutoffs, backflow preventers, and meters. Indicate planned irrigation zones
- b. Note all irrigation standards on plan

3. Pool, Spa, Fountain Plans (Water Features) and Details

Provide plans, sections, colors and details for pools, spas, fountains and all other water treatments to be located on the Lot. At least two (2) cross sections of swimming pools/spas/fountains and adjacent hardscape showing their relationship to Neighboring Properties where applicable

4. Landscape Lighting

Indicate the location of any site lighting fixtures. If attached to a building or structure, give the height of the fixture above the finished grade. If the attached lighting is an integral part of the Architecture, detail should be shown on the working drawings and exterior elevation drawings. The landscape lighting should

indicate the position of the light (i.e., up light, downlight, spot, etc.), the manufacturer's name, color, and wattage. Provide cut sheets for all fixtures as well as a list of bulb types and wattages. No landscape lighting is allowed in the Natural Areas or Transitional Areas except as specifically approved adjacent to a driveway. All landscape light fixtures shall be fully shielded. Landscape lighting fixtures shall be black, dark, dirty penny copper, olive green, or brown.

5. Hydrology Report

Provide a report prepared by a licensed civil engineer, if requested by the ARCC, during schematic design review.

PHASE 3: WORK-IN-PROGRESS, CERTIFICATIONS, AND INSPECTIONS

After the proposed project has received approval from the ARCC and the requisite municipality and before construction has begun, compliance deposits and construction fees are due to the BHOA (see Appendix 3). During construction, the certifications and formal inspections detailed in this section are required by the ARCC. It is the general contractor's responsibility to coordinate with the ARCC and call for the inspections at the proper time. These inspections require one week's advance notice and shall be at a date and at the time established by the ARCC. During the duration of the construction phase, reviews of work in progress may be conducted.

At any point during construction, the Owner must promptly notify the Community Manager of any impending change to the approved project plan. All unapproved changes are installed at the Owner's risk and must be removed if not ultimately approved by the ARCC. Fines may apply.

Construction Regulations

Refer to Appendix 4. The Lot Owner is responsible for (1) ensuring the project supervisor(s) has a copy of this document and (2) compliance with its provisions.

Building Location & Finished Floor Elevation Certification

When the slab formwork is in place but before pouring the house slab, the general contractor must provide a certification to the Community Manager by a licensed civil engineer confirming that the location of the Structure complies with the approved plan.

Roof-Height Certification: At completion of framing for new construction, the Owner shall provide the Community Manager with a roof certification prepared by a licensed surveyor. The certification must illustrate all parapet, roof and chimney heights. If the

certification does not conform to the approved massing plan, all work must be terminated until corrections have been made and verified.

Unless waived by the ARCC in writing, a roof certification is also required for second-story additions and any room addition for which the roof is planned to be higher than the existing Structure.

Framing Inspection

For new construction or significant remodels, at the completion of framing the contractor or Owner shall request a framing inspection by the ARCC with the Owner or the contractor onsite. If the project is new construction or a rebuild, this inspection is the first on site formal review required by law. The ARCC will endeavor to issue within five (5) days of this formal review a written report of any deficiencies, violations, or unapproved variations from the approved plans.

Final Plan Conformance Inspection with Landscaping Inspection

Once the Owner has notified the ARCC of project completion and has certified that revegetation seed mix was applied to all areas disturbed by construction, the landscaping and all new construction will be inspected.

The landscaping inspection will include examination of required preservation and relocation of Native Plants, grading and drainage, the irrigation system, plant size, species and densities, and landscape lighting.

The construction inspection will be conducted to determine if the house and/or surrounding improvements have been built according to the approved plans and revisions. This inspection requires one-week advance notice and will be made prior to the call for occupancy permit inspection.

If the project is a new construction or a rebuild, this inspection is the second onsite formal review required by law. The ARCC will endeavor to issue within five (5) days of this formal review a written report of any 1) deficiencies, 2) violations, including past due amounts or 3) unapproved variations from the approved plans. The Construction Deposit will be returned, minus any amounts owed.

If it is found that the work was not done in strict compliance with the approved Working Drawings, the Owner will be notified by the ARCC in writing within thirty (30) days of receipt of the notice of completion specifying those areas of non-compliance. The Owner will be required to correct the discrepancies or provide an acceptable solution.

If the Owner fails to implement the corrections required within thirty (30) days of receipt of notification, the ARCC shall notify the Owner and may take action to remove the non-complying

Improvements at the Owner's expense as provided in these Standards or the Governing Documents, including without limitation, injunctive relief or the imposition of a fine.

If after receipt of written notice of completion from the Owner, the ARCC fails to notify the Owner of any non-compliance within the stated period after the ARCC's inspection, the Improvement shall be considered to be in accordance with the approved Working Drawing.

ZONING

The Boulders Carefree, Units 1-5, are designated by the Town of Carefree as RUPD-B, an overlay of the single family residential R1-18 zoning district. In many cases the Standards may be more restrictive than the Town of Carefree. If no reference is made to a subject in the Standards, the Town’s zoning will control.

The Boulders Quartz Valley, Unit 6, is within the City of Scottsdale R1-18 zoning district and whichever zoning regulations (BHOA or Scottsdale) are more restrictive will apply; thus, a careful reading of both is advised.

La Ultima Piedra, Unit 31, is designated RUPD -B, an overlay of underlying Rural 70/R1-18, and has some additional conditions attached to its Final Development Site Plan Approval in addition to the Standards.

Definitions of zones and districts can be found in the Town of Carefree’s Code of Ordinances available on their website. (The UR as of the date of publication of this document is <https://www.carefree.org/page/town-code>.)

BHOA OVERLAY ZONING

	ZERO UNITS 1, 3 (6)	DUPLEX 2	SING FAM 4, 5	LA ULTIMA 31
MAX/CUMULATIVE HGT. MAIN	20'*/25'	20'/25'	20'/25'	20'/25'
MAX/CUMULATIVE HGT. DETACH	16'/18'	16'/18'	16'/18'	16'/18'
MIN FRONT SETBACKS	20'	20'/30' @ GRN	30'	30'/60'
MIN SIDE SETBACKS	0'	0'/10'	15'	15'/30'
MIN REAR SETBACKS	20'	20'	25'	30'/60'
MIN LOT	-	-	-	50,000
MIN WIDTH	-	-	-	120'
MAX COVERAGE	40%	30%	25%	25%
MAX DISTRIBUTION LOT	100%	100%	75%	75%
MIN AREA (SQ. FT.)	1800	2200	2200	3000

*up to 30% can be a maximum of 22 feet in height

ARCHITECTURAL STANDARDS

The ARCC recognizes that innovations in construction and materials, building approaches, and types of structures will change over time. The examples identified in these Standards are intended to be representative, and not an all-inclusive listing of every situation and application that will come before the ARCC for review and requested approval in the future. When this occurs, the ARCC will make the determination of the portion(s) of these Standards that apply to that individual situation.

ELEMENTS

Main Structure

Elements of the home must dominate the architectural massing plan, both of the main structure and of the property.

Dissimilar materials may not terminate on an exterior corner within the same plane as another material. Dissimilar materials must wrap an exterior corner and terminate at an interior corner.

Unfinished foundation walls are prohibited (see Screen Walls, Pool Walls & Fences below).

Exterior Windows

All exterior window covers, patio and fly shades, rolladens, roll down shades, automated window security shades and screen systems must be approved by the ARCC prior to installation. Rolladens must be integrated into the construction of the house.

Second floor window views or balconies that provide direct views into Private Areas of Neighboring Properties will not be approved.

Reflective Finishes

No highly reflective finishes, except glass which may not be mirrored, shall be used on any exterior surfaces including exterior artwork and sculpture. The ARCC will consider limited use of glass railing based upon unobtrusive locations, limitation of areas in length and the use of non-reflective glass only. The glass must be consistent with that used on the house.

Spinning and/or reflective bird deterrents are prohibited.

Roofs, Roof Drainage, Associated Elements

Roof slopes will not exceed three (3) in twelve (12). Asphalt shingles or wood shake roofs may not be used. Scupper or gutter extensions will not be allowed.

Scuppers (if any) must have some dimension, thickness or detail; typically, being at least one (1) inch thick. Simple sheet metal scuppers that poke out of the parapet are not acceptable. Wood, polyurethane, precast concrete and other decorative scuppers that are appropriate to the architectural style of the home are acceptable. Roof drains that exit above grade shall be no more than eight (8) inches above grade and drain into a stone splash pad. Scuppers are acceptable if they are constructed as an integral part of architecture.

No exposed spark arrestors are allowed on chimneys. If the fireplace system requires a spark arrestor, the spark arrestor must be screened or concealed within an architecturally designed chimney shroud or chimney cap.

The minimum height of a parapet above the roof deck is twelve (12) inches.

Garage Doors

Garage doors are restricted to a maximum of nine (9) feet in height and eighteen (18) feet in width. Incorporated glass and similar elements are limited to the right or left one-third of the visible door area and must be nearly opaque.

Screen Walls, Pool Walls & Fences

Unfinished foundation walls are prohibited. Therefore, all exterior finish materials, including stucco on all building walls, site walls, and screen walls, must be continued below the finish grade in the same plane or outward, offset from the walls above. Walls or ornamental fences are not permitted in the outside half of any setback. Patios and outside living areas may be walled. Pool equipment, spa equipment, trash containers, air conditioners, coolers, and other mechanical equipment must be walled or appropriately screened so they are not visible from Neighboring Properties.

Cyclone fences are prohibited. Netting, mesh, or wire fences must not be higher than two (2) feet.

Snake control mesh fences may be approved if no higher than three (3) feet from grade and are attached to and follow the existing fence. They must also match the color of the existing fence.

Removal or modification of a wall or fence also requires the approval of the ARCC. Walls and

fences referred to in this section with the setbacks may not exceed four and one half (4.5) feet in height, except that pool fences or pool walls must be five (5) feet in height. Please refer to the Town of Carefree (or City of Scottsdale where appropriate) for definitions regarding locations where walls and fences are permitted.

Foundations

All exterior wall materials must be continued down to finish grade, including those portions below elevated doors. Unfinished foundation walls cannot be visible above finished grade, except that existing foundations are exempt from requirements to update to present Standards.

Pools and Spas

Pools and hydrotherapy spas (hot tubs/Jacuzzis) must be completely fenced and are considered Structures. Lighting for pools and spas will be limited to lights below the surface of the water and any associated landscape lighting that must conform to the exterior lighting standards.

Pools and spas, inclusive of walls and fences, must be no closer than half of the building setback from the property line.

Pools and spas must be screened from Neighboring Properties and Natural Areas. Pools must be enclosed and constructed according to the City, Town, County, and State regulations. The pool patio and perimeter walls, fences, and gates are integral to the building elevations. Pools cannot drain onto adjacent property. Pool equipment must be screened behind masonry walls.

Negative-edge pools will only be approved where natural site conditions will allow. The ARCC will not approve negative-edge pools that require significant grading immediately adjacent to the pool, nor will they approve the grading of a trench, ditch, or other excavation immediately adjacent to the pool to meet the pool safety barrier requirements. The overflow trough for a negative-edge pool shall not drop more than one foot (1'-0") vertically from the water surface, and the trough shall not be wider than one foot (1'-0") unless otherwise approved by the ARCC.

Driveways

Driveways must be paved or satisfactorily stabilized to prevent erosion into the street or Neighboring Properties. All materials used must blend in with the surroundings and must be approved by the ARCC based on the submittal of a physical sample (see *Exterior Colors, Driveways*, p. 34)

Exterior Lighting

All exterior lighting attached to the house shall be directed downward; light may not exit

the front or sides of the fixtures. Translucent and transparent material, such as glass, is not sufficient to shield emitted light.

For all exterior lighting, under no circumstances may the light bulb or any portion of it be visible. Light fixtures attached to houses may not have bulbs exceeding 800 lumens (60-watt equivalent) cumulative for each fixture.

All landscape lighting shall not exceed 300 lumens (25-watt equivalent), per fixture. The maximum angle shall not exceed 60 degrees up from horizontal. The light bulbs must be shrouded. LED Lights must have a color temperature of 2,000 to 3,000 Kelvin (“warm” light).

Searchlights, floodlights (other than those used for security), spotlights, exposed neon elements, mercury vapor, or high-pressure sodium fixtures are prohibited.

The light source cannot be visible beyond the property line. Motion-activated lighting may be mounted on a building structure no higher than twelve (12) feet from finished grade. Motion-activated lights are restricted to 1100 lumens or less (75-watt equivalent) provided they are shielded and automatically cycle off after five (5) minutes. Otherwise, all exterior lights must be shut off after 11 p.m.

Except for temporary holiday lights and discreetly positioned insect attracting lights, all outside bulbs must be of a white, off-white, or amber shade (a color temperature of 4,000 Kelvin or less).

Outdoor televisions must be located and/or screened so that they are not visible from Neighboring Properties.

Security Systems

Security Systems shall be equipped to automatically silence all sirens, horns and other audible alarms within five (5) minutes after their activation. Security company signs are limited to one (1) square foot with a maximum of two per Lot.

Exterior Antennae

Satellite receiving stations (dishes) and other antennae such as television, radio, etc. should be placed in an inconspicuous location to minimize visibility from Neighboring Properties. Satellite Dishes must be painted to match the roof or the house if such painting does not void the manufacturer's warranty.

Free standing or pole mounted antennae will not be approved.

Copper

When copper is used, it must be treated to result in a dark brown or brown-black color within a six- month period. All other copper finishes such as green or blue will not be approved.

Solar Units

Solar panel system designs must be submitted to the ARCC to review for conformity to the Standards. Such systems must be mounted in such a way as to be as inconspicuous as possible from Neighboring Properties and must meet the applicable Town of Carefree or Scottsdale requirements. Submitted plans must show details regarding the angle of installation of the panels relative to the parapet walls, hardware color, and other installation details. The height of panels must be limited to the height of adjacent parapets in order to fully comply with the Standards. All exterior wall-mounted equipment and conduits must match the exterior to camouflage; no exposed conduit may be visible on the roof or walls. Panels and support framing are to be bronze anodized.

Water Catchment

Water catchment systems may be considered for approval at the ARCC's discretion. No catchment system can be considered for approval unless screened by walls attached to the main structure and configured to appear as integral to that structure. Plumbing and other associated equipment that cannot be fully screened must be painted to match the main structure color, except that such plumbing or equipment may not be visible from Neighboring Properties.

Any system must be screened and not be visible. A visible catchment system using a decorative vessel may be considered if it complies with exterior colors and finishes described in these Standards. Mosquito control is an integral component of a water catchment system and will be a condition of approval.

Household items such as buckets or any other temporary or makeshift systems are not acceptable methods for water collection.

Screening

Any equipment mounted on the roof or ground such as duct work, air conditioning units, etc. must be screened in such a way as to be inconspicuous when viewed from Neighboring Properties. Garbage and recycle bins must not be visible from Neighboring

Properties.

Any externally visible equipment, cable, or piping leading up a wall or over a parapet to a roof must be fully encased in the wall or an approved chase located in an interior corner of the building and painted to match the wall it abuts. Further, any such connection equipment or conduits cannot run over the top of visible parapets but must penetrate through them. The purpose of this standard is to minimize the negative impact of any roof or building mounted devices including solar.

Exterior Art, Ornaments, Decorations, Sculptures, Bird Deterrents, and other Special Features

Exterior artwork, ornaments, decorations, sculptures and similar special features (collectively called "artwork" herein) do not require approval unless they are visible from Neighboring Properties. However, if visible from Neighboring Properties artwork must be submitted for approval before installation and may not exceed six (6) feet in height, including any stands, pedestals or bases. Visible artwork must comply with the general architectural requirement to maintain a balance with the natural desert environment (Overview and Philosophy, p. 5). Elements of balance include size, total number of items, and compatibility with the architectural style of the BHOA.

Highly reflective finishes are prohibited. (For finish and color requirements, see Additional Elements, p. 34). Exterior artwork may not be illuminated as seen from Neighboring Properties.

The ARCC reserves the right to not approve any exterior artwork or sculpture that it deems inappropriate for reasons of subject matter, height, color, size, reflectivity or proposed location.

Spinning and/or reflective bird deterrents are prohibited.

Fountains and Water Features

(See *Water Features*, p. 37)

Flagpoles

The installation of flagpoles visible from Neighboring Properties must be approved by the ARCC. The top height of any flagpole shall not exceed twenty (20) feet above the surrounding base ground elevation or closest dwelling reference grade, whichever is

lower. No flagpole may be in the outside half of any setback.

Holiday Displays

Holiday displays must be at least fifteen (15) feet from the street. Inflatables, projected images, and lights (except winter holiday lights) are not allowed. All holiday displays, except winter holiday lights and decorations described in the next paragraph, may be installed fifteen (15) days prior to the holiday and removed within five (5) days afterwards.

Winter holiday lights and decorations are allowed from the Monday before Thanksgiving until January 12 subject to the following stipulations. Miniature lights (i.e. Christmas lights) are permitted during this time period if they are not twinkling or blinking. No more than a few trees, cacti, or plants may be decorated with lights. Lights are not allowed to outline an entire residence or be located on house ridges or gables of pitched roofs. Lights on trees may not exceed the height of the main structure (home). No exposed spotlights are allowed. Luminaries are allowed along driveways and patios, but not on roofs or parapets. Paper luminaries with candles are not allowed due to fire hazard. Winter holiday lights and decorations must be at least fifteen (15) feet from the street and may not include inflatables and/or projected images.

Recreational Equipment

Jungle gyms, swing sets, trampolines, treehouses, or similar playground or recreational equipment are prohibited. No permanent basketball goal, backboard, or recreational courts shall be constructed, installed or maintained on any Lot. Portable basketball goals or backboards may be kept on a Lot and do not need to be submitted for review, provided they are stored from view when not in use. Portable basketball standards are subject to any rules which govern their size, design, color, material, location, storage, and hours of use, as may be adopted by the Board.

Address Numbers

All homes must have address numbers visible from the street. Street names may be incorporated, but home names are not permitted. Address numbers may not exceed six (6) inches in height. The design and colors must be in harmony with the design of the home or the community.

Signage

One temporary construction sign identifying the contractor and the Architects may be placed on site during construction only. The sign shall have a maximum display area of

six (6) square feet and shall be removed upon completion of the construction.

Security company signs are limited to one (1) square foot each, with a maximum of two (2) per Lot.

Those signs allowed by the terms of the Planned Community Act (For Sale, Political Signs, Children at Play) are also allowed.

Owners are not permitted to alter or post signs on the HOA right-of-way or common areas.

EXTERIOR COLORS

The exterior color scheme is a vital architectural element of appearance and cohesiveness of both the structure and the neighborhood community. A structure's color scheme is comprised of the color of the main structure and all the various contrasting and coordinating elements that assist in providing individuality and creativity to the structure.

When evaluating various color schemes for a structure, the ARCC will consider the relationship between main structure and trim elements, as well as consistency of style, material and color of all associated elements, including but not limited to main trim, windows, window trim, garage doors, accent rocks, fences, entry ways, drainage structures, driveways, and all unscreened exterior elements.

Whether painting with a new color or repainting with a previous color which currently conforms to the Standards, the ARCC may require that two (2) feet by two (2) feet samples be painted on one or two walls to verify compliance with this section before painting begins. **All color schemes must have final written approval from the ARCC before work begins.**

Finishes

Surfaces must have a gloss value of 25 units or less (equivalent to flat, matte, or eggshell finishes), except that semi-gloss (35-70 gloss units) is acceptable for any painted metal finish. Gloss finish is permitted on exterior doors.

Main Structure

The exterior color of the main structure shall be of earth tone hues to blend with the surrounding terrain and cannot have a Light Reflectance Value (LRV) greater than

thirty-five percent (35%) or less than fifteen (15%) percent. (Earth tones are defined as warm, rich colors containing tones of brown; cool grays will not be approved.) The ARCC has developed a palette of pre-approved conforming colors that can be obtained for reference from the Community Manager. Other colors may be submitted for approval provided a published LRV rating is provided by the paint manufacturer.

Trim

Trim colors must adhere to the following and are subject to approval:

- LRV must not be greater than 50% or less than 10%
- Palette must be as described above for main house colors
- The trim color must coordinate with the house color
- Accent trim may have a gloss finish when approved by the ARCC

Exterior Windows

Reflective or colored windows are not allowed. Color elements of window trim are subject to the same color requirements as all trim (previous section), except that LRV must not be greater than 50%, and no minimum LRV is specified. That is, white is not permitted, but black is allowed. This includes but is not limited to window frames, sashes, jambs and sills.

Patio Covers

All patio cover installations must be approved by the ARCC. Colors must conform to the exterior color standards.

Roofs

Flat roofs and tile roofs must be of earth tone hues to blend with the surrounding terrain and compatible with the color of the main structure. Roof maximum LRV requirements are based on visibility from other properties and roads. A pitched roof must be low-gloss metal or tiled with an LRV no greater than 40%. A flat roof without screening parapets or walls must also have an LRV no greater than 40%. A flat roof behind a parapet or wall on all sides must have an LRV no greater than 55%. If not visible from Neighboring Properties, no LRV limit applies. The recommended metal finish for roofs is matte #10 gloss. For re-roofing, owners are required to apply for approval by the ARCC and pay the appropriate fee.

Parapets are not part of the roof and must be the color of the main structure, except that a slight flash of no more than six (6) vertical inches is allowed. Colors of scuppers and

exposed gutters are subject to approval.

Walls, Fences, and Gates

Walls can be the same color as the main structure or can be treated as trim with an LRV no higher than 40% and no less than 25%. Fences and Gates must have an LRV of 40% or less.

Walls for patios and outside living areas, and walls or screening for pool equipment, spa equipment, trash containers, air conditioners, coolers, and other mechanical equipment must have an LRV of 40% or less and must relate to the color of the main structure in an appropriate way.

Garage Doors

Doors can be the same color as the main structure or can be treated as trim for coloration with ARCC approval. Incorporated glass, polycarbonate, acrylic or similar elements must be nearly opaque (transmittance less than 10%). The exterior LRV of all such insert elements must be less than 55%, and the color can be neutral (gray/black) or of a color within the BHOA color palette for exterior surfaces.

Driveways

Driveways are part of the landscaped portion of a property, and materials and colors must be submitted to the ARCC for approval. Driveway materials should be compatible with the existing desert context. Decomposed granite or natural stone should be maintained with natural coloration that is substantially unmodified by any stabilization process. Concrete may be used only if stamped and colored. Colored concrete must be compatible with the desert terrain. Uncolored smooth concrete may not be used for driveway surfaces. Concrete and pavers must be submitted to the ARCC for approval.

Hardscape (Patios/Pool)

Moderately light materials (LRV 40-60%) are suggested for uncovered patios and pool surrounds, while mid-tone to moderately dark materials (LRV 30-50%) are suggested for hardscapes under roof. Natural stone, tile and pavers, stamped and colored concrete must be compatible with the desert terrain.

The color or exposed tile on a negative-edge pool must be dark or match the building color. No light or bright tile colors will be permitted on negative-edge pools. The overflow trough for a negative-edge pool shall not drop more than one foot (1'-0") vertically from the water surface and

the trough shall not be wider than one foot (1'-0"), unless otherwise approved by the ARCC.

Additional Elements

All other unscreened exterior materials must have a flat or matte finish (gloss value of 30 or less), including but not limited to flagpoles, yard ornamentation, decorative elements, artwork and any other exterior feature, whether or not described elsewhere in this section. Features of higher reflectivity are allowed when they are not visible from Neighboring Properties.

Exterior artwork or sculptures visible from Neighboring Properties must conform to the color requirements of these Standards and must meet the finish requirements of this section.

No colored non-organic material shall be placed, spread, laid or poured on the surface of any Lot that contrasts with the natural desert appearance of the terrain. See the Landscaping section below for specifications.

Outdoor staircases must be fully enclosed (Variance may be approved for exposed stairs; provide a solid stringer to screen treads.)

LANDSCAPING

Landscape modifications include but are not limited to: installation of new desert plants and/or trees in an area visible from Neighboring Properties; removal and replacing desert plants and/or trees; changes in drainage systems; removal or addition of boulder formations; installation of landscape lighting; installation of fountains or other water features visible from Neighboring Properties.

Plantings must conform to the approved plant list. Plants must be a minimum of five (5) gallon containers in size. Trees must be a minimum of twenty-four (24) inch boxes. (See Appendix 6.) **All landscaping modifications must be submitted for review.**

Planting Design

It is important that the planting design complement the Sonoran Desert. As much of the existing desert as possible shall be retained and undisturbed. Revegetation planting shall blend with the existing vegetation returning unimproved or disturbed areas to a natural Sonoran Desert mix. Native desert planting will also significantly reduce water use.

There are three planting zones to be considered. These three areas are Natural or Revegetated, Transitional and Private. The line between these areas shall not be distinct, particularly between the Natural and Transitional. They must flow into each other. (See *Definitions*, p. 9).

Where existing natural desert remains between home sites, this continuous flow must not be disturbed with the addition of curbs, walls, hedges or similar features along their property line. This is also true when Natural Areas must be revegetated.

Landscape Materials

The approved plant palette applies to all plants that are visible to Neighboring Properties. It also applies to any plant in a Private Area that will be taller than six (6) feet at maturity and thus likely to become visible. Additions to the list will be considered case-by-case if they are a Sonoran Desert species. Within high site walled Private Areas the Owner may use plants not on the approved list, subject to approval, if they are under 6 feet in height at maturity and are not on the prohibited list. The Prohibited Plant List is mainly intended to eliminate plants from use that are considered invasive, have high pollen production, have high water demand, or other undesirable traits, and generally not in harmony with desert landscape.

Trees are the most visible plant in the desert. Their placement must be well thought out. Some of their most important uses are to shade South and West elevations, define spaces and enhance views. Multi-trunk trees are more commonly found in the natural desert than single trunks and so should be the dominant tree form. Single trunk trees should be limited to narrow areas or small patios. No plant shall be planted as hedge rows.

Seeds may be used for grass and wildflowers but shall not be a replacement for traditional trees, shrubs and ground cover planting. (See Appendix 6.)

Since turf does not naturally occur in the desert, its use must be limited to fully enclosed, walled Private Areas and its visibility minimized. If used, it should be of a functional size but cover no more than 50% of the area within the building envelope not used for buildings and hardscape. When used, turf must be given a concrete mowing strip, colored to match other Architectural elements. It should be a minimum of 6 inches deep by 6 inches wide to help prevent grass from growing beyond. The use of sod at installation is highly recommended.

Due to the rocky nature of some sites, exposed rock may be a result of construction. The most accepted treatment is applying a desert varnish such as Eonite or Permeon. These materials age (oxidize) the rock. The color used shall match existing exposed rock in the surrounding area.

When designing, the mature size of the plant must be taken into consideration to prevent forced unnatural trimming in the future. For instance, a shrub that will reach an 8-foot spread at maturity should not be planted in a space 3-feet wide. Ideally, the design should

be such that constant trimming and pruning in the future will not be necessary. Place plants so that they have proper room to grow.

Walls (Patio, Courtyard, Landscape)

Patios and courtyards are encouraged to take advantage of the outdoors in the Southwestern tradition. Patio and courtyard, as well as landscape walls, should be designed as part of the Architecture.

Berms

Landscape berming should be limited and should appear as a natural extension of the existing grades, gentle and free form. Dramatic, unnatural slugs will not be allowed. The steepest slope allowed will be 4 to 1. Exceptions may be considered where extreme site conditions occur. Berming should not cause runoff to Neighboring Properties, nor should it interrupt the overall community drainage in any way.

The onsite retention of storm runoff is encouraged to take advantage of natural rainfall. Berms, swales, and planting wells that direct water to plants on site rather than running off site are highly encouraged.

Water Features

Water features are discouraged, particularly where they are visible. If approved, they may only be used in courtyards and patios where the cooling effect or sound will be most appreciated by the individual homeowner. The maximum height of any feature is 5 feet. The use of jets and spray should be minimized to prevent water loss through evaporation. The fountain should be an extension of, and in scale with, the Architecture. Misting systems will be considered on a case-by-case basis. In no case shall a water feature be visible from Neighboring Properties.

Crushed Granite and Stone

Crushed granite must be either one-quarter (1/4) or one-half (1/2) inch minus Madison Gold. Native topsoil is an acceptable alternative and is required in the Natural Areas.

Installation of new river rock for drainage is not allowed either by the BHOA or the Town of Carefree. Four (4) inch to six (6) inch Madison Gold or flat-laid riprap must be used. If any other riprap is desired, it must be approved by the ARCC.

Irrigation and Drainage

All irrigation clocks, valves and equipment shall be screened from direct view from the street if possible. Any irrigation equipment located on the side of houses within views of Neighboring Properties shall be painted and maintained to match the house color. All irrigation systems must be below-grade drip systems and must be working prior to plant installation. Spray heads may only be used for turf and should be the pop-up type. The system must have a backflow prevention device which, along with the controller, must not be visible. The irrigation system must not cause run-off or erosion. The use of a tensiometer is encouraged to avoid irrigation during a rainstorm. The irrigation system shall be kept working properly to prevent plant loss. Topiary is not allowed.

On any project, entry and exit drainage patterns may not be changed from historical patterns without the approval of the Town of Carefree or City of Scottsdale where appropriate.

Maintenance

All landscapes must be maintained in a healthy, growing condition through regular maintenance. Lots must be kept free of debris, weeds, dead vegetation, invasive species, overgrown plants and trees, dense vegetation, and other fire hazards. Promptly remove and replace dead or dying plants with the same species only if on the Approved Plant List; otherwise, submit new plants for approval. Revisions to existing landscaping not related to maintenance require approval. Tree limbs should be trimmed to minimum height of 4 feet from the ground, and they should not encroach onto roofs or Neighboring Properties. Dead or declining palm fronds must be kept trimmed. Foliage should be trimmed and kept away from exterior walls and Neighboring Properties.

Supports or props for Saguaros are to consist of a ring that is held by a minimum of 3 round wooden poles 3-6 inches in diameter.

Protective fences around new plantings may be installed for up to one year and be no higher than 30”.

The use of pre-emergent is encouraged to reduce unwanted weed growth. If your property has designated Natural Areas, only trimming and pruning to remove debris is allowed.

DEMOLITION

Any demolition of all or part of an existing structure or hardscape must be pre-approved by the ARCC.

Note: Dumpsters and equipment must be kept on the Lot at all times for the duration of the project.

LA ULTIMA PIEDRA EXCEPTIONS

The Town of Carefree has established additional stipulations for properties abutting Stagecoach Pass which are binding on the ARCC and the BHOA. Refer to the Town of Carefree Zoning Documentation for Rural-70 /R1-18 development for all properties on La Ultima Piedra.

UPDATING TO PRESENT STANDARDS

For any remodeling project to be approved, or prior to the transfer of title, the Owner (and/or the Buyer, in the case of a home sale), must bring certain conditions into compliance with the present Standards, the exceptions being architectural or landscaping elements that have been previously approved. (see Definitions, p. 9, “*Approval.*”) However, any unapproved exterior modifications are subject to compliance with the current Standards. Additionally, maintenance of all architectural and landscaping elements is required at all times per the Governing Documents. Those elements include, but are not limited to, the following: exterior surfaces and finishes including stucco and paint, windows and doors, wood elements, address signage, accessories and fixtures, driveways, equipment screening, exposed wood, trim, landscaping, and hardscaping. If you are planning a remodel or preparing to sell your home, you are encouraged to contact the Association early in the process with any questions to avoid any misunderstandings or delays. Replacements of any element, including exterior accessories and fixtures, must conform to the current Standards.

PRESERVATION OF ROADWAYS

Our roads are one of the most valuable assets of our Association, and among the costliest to maintain. They are routinely resurfaced with HA5, a proprietary sealant. This technology reduces maintenance and substantially extends our roadways' useful life, as well as enhancing their appearance and uniformity.

The following has been adopted regarding individual homeowners' roadway maintenance responsibilities within the BHOA:

- I. Roadways are Common Areas of the Association and shall not be damaged or defaced.

- II. In any application to the ARCC, any foreseeable need to mark or penetrate a roadway surface must be clearly indicated.
- III. Homeowners shall be responsible for notifying the Community Manager in advance, or otherwise immediately as known, of other circumstances necessitating the marking or penetration of a roadway surface for utility or other work relating to their property. This requirement applies to all work being done by or for the homeowner, for example if their contractor calls for "Blue Stake" marking of the roadway.
- IV. Marking of a roadway shall only be performed using temporary spray chalk or water-soluble paint. Permanent paint must not be used.
- V. The repair of any roadway penetrations must incorporate compaction that is sufficient to indefinitely maintain a stable surface level with the existing paving and must present only minimal differences in appearance.
- VI. The Association, through its Infrastructure Committee, may, in its sole discretion, arrange for the correction of inadequate paving repairs and indelible markings. No others may perform such work without pre-approval by the ARCC. The cost of such work by the Association may be recovered from the party responsible through fines or forfeiture of compliance deposits at the discretion of the ARCC, and/or through an Individual Assessment by the Association.

Lot Coverage, Current: _____ %
Lot Coverage, After Proposed Changes: _____ %
Height from Grade to Top of House, Currently: _____ ft./in.
Height from Grade to Top of House, After: _____ ft./in.
Current Setbacks, Rear _____ ft./in.
Current Setbacks, Sides _____ ft./in.

By signing below, you agree to the following:

I agree to comply with all provisions of the Architectural Control Standards (hereafter “ACS”), including but not limited to the following:

- *I will notify my neighbors of the project pursuant to the ACS provision and provide written notice about my plans to any neighbors who might be impacted by the project.*
- *I agree to bring all non-compliant exterior lighting and other architectural features in conformance with the ACS.*
- *I agree to provide all construction site supervisors with a copy of Appendix 4 (“Construction Site Regulations”) and Appendix 5 (“Construction Hours”) from the ACS and acknowledge that I am responsible for ensuring the Contractors/Subcontractors are adhering to these provisions.*
- *I will provide contact information of contractors and subcontractors as they become known.*
- *I will comply with all municipal, county, state, and federal laws, to obtain all necessary permits, and to provide a copy of the permit to the Architectural Review and Control Committee (ARCC) via the Community Manager.*
- *I will have my construction supervisor inform the Community Manager when inspections are required.*
- *I acknowledge that all changes to the approved plans must be submitted for review and approval prior to making any modification, and that failure to do so may result in monetary penalties and other remedies available within the ACS and Governing Documents.*
- *I intend to complete my project per the agreed-upon construction schedule or submit a request for an extension.*

Owner Signature: _____ Date: _____

APPENDIX 2

SUBMITTALS CHECKLIST

All submittals must consist of four (4) full size sets, three (3) 11 x 17-inch sets, and one (1) electronic PDF set.

CONCEPT/SITE USAGE SUBMITTAL

- Application And Design Review Fee
- Aerial Photographs
- Photos of Existing Structures
- Schematic Site, Grading, and Floor Plans
- Schematic Elevations
- Neighbor Notification

PRELIMINARY DESIGN SUBMITTAL

- Application
- Topographic Survey of Lot and Surroundings (min. 1" – 20')
- Schematic Site, Grading, and Floor Plans
- Schematic Elevations
- Schematic Perspectives or Sketch-up Style Model
- Native Plant Inventory
- Schematic Landscape Plan
- Staking (if required)

FINAL DRAWING SUBMITTAL

- Application (including start and completion dates)
- Topographic Survey, Grading, and Drainage Plans
- Complete Construction Documents
- Exterior Color and Material Samples
- Exterior Lighting Cut Sheets with Light Distribution Patterns
- Native Plant Inventory and Replanting Plan
- Complete Landscape Plans (Including Revegetation and Lighting)

CONSTRUCTION SUBMITTAL

- Staking Certification (Sealed)
- Finish Floor Certification (Sealed)
- Building Height Certification (Sealed)
- All Fees and Bonds Must be Paid Prior to Start of Construction
- Anticipated Construction Schedule

APPENDIX 3 – FEES, DEPOSITS, FINES

DESIGN REVIEW FEES (due before 1st review)

New Home Construction	\$5,000
Major Remodel, Additions 500 sq. ft. and over	\$3,000
Additions under 500 sq. ft.	\$1,000
Door Replacement	\$100
Driveway Refurbishment	\$125
Driveway Replacement	\$250
Exterior Painting, Custom Color	\$25
Fireplace/Fire Pit/Outdoor Kitchen	\$250
Garage Door Replacement	\$200
Garage Remodel, Expansion, or Enclosing Carport	\$500
Landscaping	\$500
Lawn ornamentation including but not limited to Flagpoles, Gates, Statues	\$50
Lighting	\$200
Pool	\$1,000
Roofing, change in material or appearance)	\$250
Solar Collectors	\$500
Spa/Hot Tub/Dry Sauna	\$500
Walls or Fencing	\$500
Window Replacement	\$100

CONSTRUCTION FEES (due upon project approval)

New Homes	\$2,000
Remodels	\$1,500
Road Use/Dumpster Fee/Equipment Fee	\$500

CONSTRUCTION DEPOSITS (due upon project approval)

New Homes	\$5,000
Major Remodeling/Additions	\$2,500
All other construction projects	\$1,000

CONSULTING ARCHITECT HOURLY RATE (due upon receipt)

Consultations outside the scope of the Standards, either by Owners or their design consultants or architects	\$200
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FINES - NON-COMPLIANCE WITH ARCHITECTURAL APPROVAL PROCESS OR STIPULATIONS

1st Notice: 7 days to comply to avoid a fine of:	\$1,000
2nd Notice: 7 days to comply to avoid an additional fine of:	\$2,000
3rd Notice: 7 days to comply to avoid an additional fine of:	\$3,000
After 21 days with no resolution, matter will be referred to HOA legal counsel; Member will be responsible for legal costs incurred in enforcement action and an additional fine of:	\$4,000

APPENDIX 4

CONSTRUCTION SITE REGULATIONS

This document must be provided to Contractors for new builds, major remodels, and additions.

Owners are responsible for ensuring compliance with these regulations, and fines may be assessed and/or construction deposits withheld for substantive violations in accordance with the published schedule in Appendix 3.

Access and Traffic Control: Construction access is only permitted over roads designated and approved by the ARCC or its representative for such purposes. A maximum of one (1) entrance road into the construction site will be allowed with a maximum width of twenty feet (20'). The Owner will be responsible for restricting construction traffic from all other areas, including the main resort gate on Tom Darlington Road for the purposes of both ingress and egress. Owner shall be responsible for maintaining all access roads in a clean and dust-free manner. In the event the construction access road is used by more than one (1) developer other than the Owner, the expense of maintenance and dust control shall be pro-rated. If off-hour access is needed, it will be subject to prior approval by the ARCC. The ARCC must approve in writing any construction access through the common areas. Contractor or a site supervisor must file permits with the Community Manager at least four (4) hours prior to equipment access if the entrance, exit or working site will constitute a traffic problem of more than a five-minute duration, or is likely to impede the timely travel of public safety vehicles such as fire trucks. Traffic control and orderly parking at the job site, including routing signage, is the responsibility of the contractor. Contractors must use flaggers when at least one lane of traffic must be closed at the Owner's expense. Contractors and all construction personnel must observe the postage signage and the speed limits, with access limited or denied for non-compliance.

Construction Trailers: Construction trailers are prohibited on the construction site and within the community during the construction process. Storage containers and general use trailers of ten (10) feet or less in length may be approved on a case-by-case basis.

Sanitation: One (1) tan or brown portable toilet must be installed and maintained on all major construction sites. For remodeling projects, the requirement will be waived if the construction workers have access to the owner's facilities.

No nuisance of any kind shall be permitted on construction sites which are offensive, unsightly, unsanitary, or detrimental to the occupants of nearby properties or people passing by on the roads or golf course.

Construction Debris, Dust, and Litter Control: Contractors must contain debris and remove it regularly. At least one trash dumpster of not less than two (2) cubic yards capacity and not more than sixteen (16) cubic yards capacity shall be installed at the construction site and

remain there for the duration of the project except to be hauled away and emptied as necessary. Dust must be controlled from the construction site.

Noise Control: No radios or other audio devices are permitted on the site.

Security Fencing: A chain link fence at least five feet (5') high shall be installed to completely enclose the construction site to protect the Natural Area of a Parcel from construction damage. The fence shall have a maximum of one (1) entrance with maximum width of twenty feet (20'), shall follow the construction limits boundary, and shall remain intact and in good repair until construction is complete. The specific method of fencing, entrance locations and construction limit boundaries shall be addressed in the construction program and must be approved by the ARCC.

Insurance and Bonding: Prior to start of any construction activity, the Owner shall obtain proper insurance and ensure that the professionals on the job are licensed and bonded.

Construction Hours: See Appendix 5.

Permits: The Owner is responsible for securing and displaying all building permits required by local municipalities.

Repairs—Streets and Other Property: If damage to or scarring of roads or other property occurs, including but not limited to streets, driveways, parking lots or Parcels, golf courses, open areas, vegetation, rock outcroppings, signs, gates or other property, it must be repaired or restored immediately by the Owner or the person causing the damage, or restored promptly at the expense of the Owner. If at the discretion of the ARCC the damage has not been restored or repaired after one (1) month, the ARCC may repair the damage and bill the expenses to the Owner.

Temporary Construction Signage: One (1) temporary construction sign will be permitted, and it shall be a single-faced, panel type, with a maximum area of six (6) square feet. No additional signs may be attached to the main sign or be suspended below it, although separate sign panels that link together to form a single visual sign and meet all the requirements of this section will be acceptable. No lighting of construction signage is allowed. The sign shall be removed upon completion of the construction.

General Practices: All Owners will be responsible for the conduct and behavior of their agents, representatives, builders, contractors, and subcontractors while on BHOA property. The following practices are prohibited:

- Allowing concrete suppliers and contractors to clean their equipment, other than at a location designated for that purpose by the ARCC
- Using disposal methods or units other than those approved by the ARCC

- Removing any rocks, plant material, topsoil, or related items from any property of others within BHOA, including construction sites
- Careless treatment or removal of any desert plant materials not previously approved by the ARCC
- Careless disposition of cigarettes and other flammable materials
- Carrying any type of firearms on the property
- Bringing pets into the community
- Trespassing over the golf course areas or onto other owner property without express permission
- Allowing spouses, friends, or children into any construction area
- The burning of trash or any open fire
- Smoking in homes after they have been drywalled
- Failing to close construction fencing when no workers are present at the construction site

Framing and Final Inspections: Contractor must promptly notify Owner when framing or other construction phases have been completed so that the Owner can comply with the inspection schedules in the Architectural Control Standards.

APPENDIX 5

CONSTRUCTION HOURS

For the quiet enjoyment of residents, no construction or landscaping on Sundays or on the holidays below is permitted. Interior work that would not disturb neighbors, deliveries, and emergency repairs are excluded. Construction and landscaping are permitted 7 AM – 5 PM, Monday through Friday, and 7 AM - 2 PM on Saturdays.

New Year's Day	January 1
MLK / Civil Rights Day	3rd Monday in January
President's Day	Third Monday in February
Memorial Day	Last Monday in May
Independence Day	July 4
Labor Day	First Monday in September
Columbus Day	Second Monday in October
Veterans Day	November 11
Thanksgiving	Fourth Thursday in November
Day after Thanksgiving	Fourth Friday in November
Christmas Eve	December 24
Christmas Day	December 25
New Year's Eve	December 31

APPENDIX 6
APPROVED AND PROHIBITED PLANT LIST

**SECTION 1: NATURAL ZONE AND TRANSITIONAL ZONE
 PLANT PALETTE**

<i>Botanical Name</i>	<i>Common/Other Name</i>
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TREES:

Acacia greggii	Catclaw Acacia, Devil's Claw
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothills Palo Verde, Little Leaf Palo Verde
Chilopsis linearis	Desert Willow
Canotia holacantha	Crucifixion Thorn
Olneya tesota	Ironwood
Prosopis velutina	Native Mesquite

SHRUBS:

Ambrosia ambrosioides	Canyon Ragweed
Ambrosia deltoidea	Bursage
Atriplex canescens	Four-Wing Salt Bush
Calliandra eriophylla	Fairy duster, False Mesquite
Celtis pallida	Hackberry
Dalea formosa	Feather Dalea
Encelia farinosa	Brittlebush
Ephedra trifurca	Mormon Tea Eriogonum
fasciculatum	Desert Buckwheat
Haplopappus laricifolius	Turpentine Brush
Hymenoclea salsola	Cheese Weed
Hyptis emoryi	Desert Lavender
Justicia californica	Chuparosa
Krameria parvifolia	Ratany
Larrea tridentata	Creosote Bush
Lotus rigidus	Desert Rock Pea
Lycium andersonii	Lycium
Lycium fremontii	Wolfberry
Simmondsia chinensis	Jojoba
Trixis californica	Trixis
Viguiera deltoidea	Goldeneye
Ziziphus obtusifolia	Graythorn

CACTI & YUCCA:

Camegiea gigantea	Saguaro, Giant Cactus
Echinocereus englemannii	Hedgehog Cactus, Strawberry Cactus
Ferocactus wislizeni	Barrel Cactus, Fishhook Barrel
Fouquieria splendens	Ocotillo
Mammillaria microcarpa	Pincushion Cactus, Fishhook Cactus
Opuntia acanthocarpa	Staghorn Cholla, Buckhorn Cholla
Opuntia bigelovii	Teddybear Cholla
Opuntia fulgida	Chainfruit Cholla, Jumping Cholla
Opuntia leptocaulis	Christmas Cholla
Opuntia phaeacantha	Pricklypear
Yucca baccata	Banana Yucca, Blue Yucca, Datil
Yucca elata	Soaptree Yucca, Palmilla, Spanish Bayonet

WILDFLOWERS & GROUND COVERS:

Abronia villosa	Desert Sandverbena
Argemone plicanthes	Prickle Poppy
Baileya multiradiata	Desert Marigold
Berlandiera lyrata	Chocolate Flower
Dyssodia porophylloides	Dyssodia
Erigeron divergens	Spreading Fleabane
Lupinus spairi lorus	Lupine
Melampodium leucanthum	Blackfoot Daisy, Desert Daisy
Orthocarpus purpurascens	Owl Clover
Phacelia campanularia	Desert Bell
Psilostrophe cooperi	Paperflower, Paper Daisy
Rafinesquia neomexicana	Desert Chicory
Salazaria mexicana	Bladder Sage
Sphaeralcea ambigua	Globe Mallow, Desert Mallow
Verbena gooddingii	Native Verbena
Zinnia grandiflora	Little Golden Zinnia, Desert Zinnia

SECTION 2: PRIVATE AREA PLANT LIST

The ARCC has found the plants included in the following list to be inherently compatible with the natural desert existing within BHOA and encourages their use. Any species not contained herein or not found within the Natural Area and Transitional Area Plant Palette may not be planted or installed within the Private Areas of the BHOA community without written approval from the ARCC, after which the species may be included as an approved species for that submission only. All species of cacti are acceptable for use within the Private Areas of the BHOA community, as are any species not listed below which have been found to be indigenous to the area of BHOA.

Botanical Name

Common Name

TREES:

Acacia abyssinica	Abyssinian Acacia
Acacia aneuria	Mulga Acacia Cavenia
Acacia cavenia	Vachellia caven
Acacia constricta	White Thom Acacia, Mescat Acacia
Acacia ebumia	Needle Acacia
Acacia farnesiana	Sweet Acacia, Huisache
Acacia greggii	Catclaw Acacia, Devils Claw
Acacia millefolia	Santa Rita Acacia Acacia Pennatula
Acacia occidentalis	
Acacia schaffneri	
Acacia smallii	Sweet Acacia
Acacia willardian	White Bark Acacia
Acacia pennatula	Fern-Leaf Acacia
Acacia salicina	Cooba
Acacia stenophylla	Shoestring Acacia
Juniperus monosperma	One-seed Juniper
Caesalpinia cacalaco	Cascalote
Caesalpinia mexicana	Mexican Poinciana
Caesalpinia platyloba	Bird-of-Paradise
Caesalpinia pumilla	Copper Bird-of-Paradise
Chilopsis linearis	'Art's Seedless' Desert Willow
Chilopsis linearis	'Bubba' Desert Willow
Chilopsis linearis	Lucretia Hamilton Desert Willow
Chilopsis linearis	Warren Jones Desert Willow
Celtis pallida	Desert Hackberry
Celtis reticulata	Netleaf Hackberry, Palo Blanco, Sugarberry
Cercidium Desert Museum	Hybrid Palo Verde
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Foothill Palo Verde, Little-Leaf Palo Verde
Cercidium praecox	Palo Brea, Sonoran Palo Verde
Chilopsis linearis	Desert Willow, Desert Catalpa
Havardia pallens (P. Pallens)	Sierra Sparkler™ Tenaza
Lysiloma candida	Desert Fern
Lysiloma thornberi	Fern-of-the Desert
Olneya tesota	Ironwood
Nicotiana glauca	Tree Tobacco

Pithecollobium brevefolium
Pithecollobium flexicaule
Pithecollobium mexicana
Pittosporum phylliraeoides
Prosopis alba
Prosopis chilensis
Prosopis glandulosa
Prosopis juliflora
Prosopis pubescens
Rhus ovata
Sambucus nigra
ssp. Cerulea (S. Mexicana)
secundiflora
Sophora affinis
Ungnadia speciosa
Vitex agnus castus
Zizphus obtusifolius

Apes Earring
Texas Ebony
Mexican Ebony
Willow Pittosporum
White Mesquite, Argentine Mesquite
Chilean Mesquite
Texas Honey Mesquite
Common Mesquite, Honey Mesquite
Fremont Screwbean
Sugar Sumac

Elder, Elderberry, Black Elder, Sophora
Texas Mountain Laurel European Elder
Eve's Necklace, Texas Sophora
Mexican Buckeye
Chaste Tree, Monk's Pepper
Graythorn

SHRUBS:

Abutilon incanum
Abutilon palmeri
Abutilon pringlei
Acacia angustissima
Acacia craspedocarpa
Agave Species
Aizoaceae Species
Aloe Species
Alyogyne huegelii
Aloysia lycioides
Aloysia wrightii
Anisacanthus quadrifidus v. brevilobus
Anisacanthus quadrifidus v. wrightii
Honeysuckle Asclepias subulata
Atriplex canescens
Atriplex hymenelytra
Atriplex lentiformis

Atriplex mulleri
Atriplex nummularia
Atriplex polycarpa

Atriplex rhagodiodes
Atriplex torryi
Berberis haematocarpa
Bougainvillea species
Buddleja marrubifolia
Bulbine frutescens
Bursera microphylla
Bursera fagaroides

Indian Mallow
Indian Mallow
Indian Mallow
Fern Acacia, White Ball Acacia
Leather Leaf Acacia
Century Plants, Spanish Bayonets
Ice Plant
Aloe
Blue Hibiscus
White Brush
Wright's beebrush; oreganillo
Mountain Flame
'Mexican Flame' TM Flame
Desert Milkweed
Four-Wing Salt Bush, Cenizo, Chamiso,
Desert Holly
Quail Brush, Lens Scale, White Thistle Atriplex
mulled
Mueller's Saltbush
Old Man Salt Bush
Desert Salt Bush, Cattle Spinach, All Scale Atriplex
rhagodioides
Silver Saltbush, River Saltbush
Desert Salt Bush (Atri Lex Lentiformis var. Torryi)
Red Barberry, Red Mahonia
Bush Bougainvillea
Woolly Butterfly Bush, Summer Lilac
Bulbine
Elephant Tree
Elephant Tree

Caesalpinia gilliesii	Yellow Bird of Paradise
Caesalpinia mexicana	Mexican Bird of Paradise
Caesalpinia paraguariensis	Tranquility Tree
Caesalpinia pulcherrima	Mexican Bird of Paradise
Calliandra californica	Fairy Duster
Calliandra eriophylla	Fairy Duster, False Mesquite
Calliandra penninsularis	Fairy Duster
Canotia holacantha	Crucifixion Thorn
Cassia artemisioides	Feathery Cassia
Cassia biflora	Texas Cassia
Cassia candoleana	New Zealand Cassia, Cassia circinnata
Cassia circinnata	Cassia
Cassia goldmannii	Cassia Leptophylla
Cassia leptophylla	Gold Medallion Tree
Cassia nemophylla	Green Feathery Cassia
Cassia oligophylla	Outback Cassia
Cassia philodinea	Silver Cassia, Cassia purpussiae
Cassia purpussiae	Foothill palo verde
Cassia stirtii	Sturts Cassia
Cassia wislizeni	Shrubby Cassia
Cercocarpus montanus	Mountain Mahogany
Chrysactinia mexicana	Damianita
Cleistocactus candellila	Candellilla
Clianthus formosus	Sturts Desert Pea
Cordia boissieri	Texas Olive
Cordia parviflora	Cordia
Dalea bicolor	Indigo Bush
Dalea capitata "Sierra Gold"	Sierra Gold Dalea
Dalea formosa	Feather Dalea Dalea
frutescens "Sierra Negra"	Sierra Negra Dalea
Dalea pulchra	Gregg Dalea
Dalea spinosa	Smoke Tree, Smoke Thorn
Dalea wislizeni	Indigo Bush
Dasyliron texanum	Green Sotol
Dasyliron wheeled	Desert Spoons
Dicliptera suberecta	Velvet Honeysuckle
Dondonaea viscosa	Hopbush Drosanthemum
speciosum "Rosa"	Red Spike Ice Plant
Encelia farinosa	Brittlebush, Incienso
Eremophila glabra	Valentine
Ephedra nevadensis	Grey Mormon Tea
Ephedra species	Green Mormon Tea, Green Ephedra, Indian Tea, Mormon Tea
Eriogonum fasciculatum	Flat Top Buckwheat Brush, California Buckwheat
Eysenhardtia polystachya	Kidney Wood
Euphorbia rigida	Gopher Plant
Fallugia paradoxa	Apache Plume
Forestiera neomexicana	Desert Olive
Fourquieria splendens	Ocotillo
Gaura lindheimeri	Gaura

Hamelia patens 'Sierra Red'	Firebush
Haplopappus laricifolius	Turpentine Bush
Hesperaloe funifera	
Hardenbergia comptoniana	Lilac Vine
Hesperaloe parviflora	Coral Yucca
Holacantha emoryi	Crucifixion Thorn
Hymenoclea monogyra	Singlewhorl Burrobrush
Hymenoxis acaulis	Angelita Daisy
Hyptis emoryi	Desert Lavender
Jatropha cardiophylla	Limber Bush, Sangre De Christo
Jobba simmondsia	Jobba (regular & compacta)
Justicia candicans	Firecracker Bush
Justicia californica	Chuparosa
Justicia ghiesbreghtiana	Desert Honeysuckle
Lantana camara	Bush Lantana
Lantana montevidensis	Trailing Lantana
Larrea tridentata	Creosote Bush
Laucaena retusa	Golden Lead Ball Tree
Leucophyllum	All Species
Lobelia laxiflora	Lobelia
Lotus rigida	Deer Vetch
Lycium andersonii	Anderson Thornbush
Lycium brevipes	Thornbush
Lycium exsertum	Arizona desert-thorn
Lycium fremontii	Wolf Bent, Tomatillo
Mattenus phyllanthioides	Gutta Percha Mayten
Mimosa biuncifera	Wait-a-Minute, Wait-a-Bit
Mimosa dysocarpa	Velvet Pod Mimosa
Mimulus cardinalis	Monkey Flower
Muhlenbergia Species	Deer Grass, Regal Mist
Nolina bigelovii	Bigelow Nolina
Nolina microcarpa	Bear Grass, Sacahuista
Oenothera Species	Mexican Evening Primrose
Pedilanthus macrocarpus	Lady Slipper
Penstemon Species	Beardtongue
Plumbago auriculata	Cape Plumbago Plumbago
scandens "Summer Snow"	Summer Snow Plumbago
Quercus turbinella	Scrub Oak
Rhamnus californica	Coffee Berry, California Buckthorn, Pigeon Berry
Rhamnus crocea	Redberry Buckthorn
Rhus microphylla	Littleleaf Sumac
Rhus ovata	Sugar Bush
Ruellia brittoniana "Katie"	Katie Ruellia
Ruellia californica	California Ruellia
Ruellia perenninsularis	Baja Ruellia
Salvia farinacea	Mealy Cup Sage
Salvia greggii	Texas Red Salvia
Salvia chamyriodes	Blue Sage
Salvia clevelandii	Chaparral Sage
Salvia leucantha	Mexican Bush Sage

Salvia leucophylla
Senecio salignus
Senna goldmannii
Senna wislizenii
Simmondsia chinensis
Sophora arizonica
Sophora secundifolia
Tagetes lemmoni
Tecoma stans
Tecoma hybrid Solar Flare
Tecoma X 'Orange Jubilee'
"Tecoma X 'Mnstopbe'
Tecoma X Sunrise
Tecoma species
Tetracoccus hallii
Vauquelinaia californica
Verbena peruviana
Verbena pulchella
Verbena rigida
Viguiera tomentosa
Yucca Species
Zauschneria latifolia
Zizyphus obtusifolia

Purple Sage
Willow-leaf Groundsel
Goldmann's Senna
Shrubby Senna
Jojoba
Arizona Sophor
Texas Mountain Laurel
Mount Lemmon Marigold
Arizona Yellow Bells, Trumpet Bush
Solar Flare Esperanza
Orange' Bell, Esperanza
Sierra Apricot® Esperanza
Sunrise™ Esperanza

Arizona Rosewood
Peruvian Verbena
Moss Verbena
Sandpaper Verbena
Goldeneye
Spanish Bayonet, Soap Weed, Datil
Hummingbird Trumpet
Greythorn, White Crucillo

MEDIUM AND SMALL SHRUBS:

Acacia schottii
Acourtia wrightii
Ambrosia deltoidea
Anigozanthos flavidus
Anisacanthus thurberi
Aristolochia watsoni
Artemisia filifolia

Artemisia frigida
Artemesia ludoviciana
Artemisia powis castle
Astragalus praelongus
Baileya multiradiata
Bebbia juncea
Brickellia coulteri
Caryopteris X Clandonesis
Castilleja chromosa
Ceanothus greggii
Chrysactinia mexicana
Clanthus formosus
Conoclinium Betonicifolium
Crossosoma bigelovii
Delphinium scaposum
Dichelostemma pulchellum
Equisetum laevigatum

Schott Acacia
Perezia
Bursage
Kangaroo Paw
Desert Honeysuckle
Arrow Root
Silver sage, Sagebrush, Sand sage, Sand Sage-
brush
Fringed Sage
Silver Wormwood
Wormwood
Locoweed
Desert Marigold
Chuckawalla's Delight
Coulters Bricklebush
'Dark Knight' Bluebeard
Indian Paint Brush
Buckthorn
Damianita
Sturts Desert Pea
Betonyleaf Thoroughwort
Bigelow Ragged Flower
Barestemmed Larkspur
Blue-dick
Horsetail Eremophila X

Summertime Blue	Summertime Blue™
Eremophila glabra 'Mingenew Gold'	Outback Sunrise Emu
Ericameria laricifolia 'Aguirre'	Aguirre™ Turpentine Bush
Eriogonum fasciculatum V. Poliofolium	Flattop Buckwheat
Erigeron species	Fleabone Daisy
Eriogonum inflatum	Flat-topped Buckwheat
Eriogonum wrightii	Wright Buckwheat
Euryops pectinatus 'Viridus'	Euryops Daisy
Galium (Relbunium) microphyllum	Bedstraw
Gaura lindheimeri 'Siskiyou'	Gaura Siskiyou pink
Gaura lindhiemieri 'Pink Cloud'	Gaura Pink cloud
Gazania rigens 'Sun Gold'	Sun Gold Gazania
Glandularia bipinnatifida - Lavender	Dakota Mock Vervain, Dakota Verbena
Gutierrezia sarothrae	Snakeweed
Hedeoma species	Mock Pennyroyal
Herissantia crispa	Indian Mallow
Hibiscus coulteri	Desert Rose-mallow
Hymenoclea monogyra	Singlewhorl Burrobrush
Hymenoclea salsola	Burrobrush, Burro Brush, Cheeseweed
Isocoma acradenia	Alkaline Bush
Keckiella antirrhinoides	Yellow Bush Penstemon
Krameria grayi	White Ratany
Krameria parvifolia	Ratany
Lantana camara 'Dallas Red'	Dallas Red Lantana
Lotus rigidus	Deer Vetch/Desert Rock Pea
Machaeranthera species	Aster
Marah gilensis	Marah
Maytenus phyllanthioides	Gutta Percha Mayten
Maytenus phyllanthioides	Mangle Dulce
Melampodium leucanthum	Blackfoot Daisy
Menodora scabra	Menodora
Mentzelia species	Stickleaf
Mirabilis bigelovii	Wishbone bush
Nicotiana trigonophylla	Wild Tobacco
Perovskia atriplicifolia 'Longin'	Russian Sage
Porophyllum gracile	Odora
Psilostrophe tagetina	Wooly Paperflower
Punica granatum 'Nana'	Dwarf Pomegranate
Rosmarinus officinalis 'Tuscan Blue'	Rosemary
Rhus trilobata	Lemonade Bush
Ruellia brittoniana 'Blanca'	White Dwarf Ruellia
Ruellia brittoniana 'Katie'	Purple Dwarf Ruellia
Russelia equisetiformis	Coral Fountain
Russelia X St. Elmo's Fire	Red Coral Fountain
Rumex hymenosepalus	"Canagre, Wild Rhubarb"
Salvia coccinea	Cherry Red Sage Salvia
coccinea 'Apple Blossom'	Apple Blossom Salvia
Salvia greggii sierra Linda	Autumn Sage
Salvia microphylla	Salvia

Salvia raspberry delight
 Salvia X Trident
 Senecio douglasii
 Senna covesii
 Sphaeralcea ambigua
 Sphaeralcea ambigua
 Sphaeralcea ambigua Louis Hamilton
 Teucrium fruticans 'Azurea'
 Trixis californica
 Verbena (Glandularia)
 Viguiera deltoidea
 Viguiera parishii (V. Deltoidea)
 Viguiera stenoloba
 Yucca baccata
 Yucca elata
 Zexmenia hispida 'Devil's River'

Raspberry Delight Hybrid Bush Sage
 Trident™ Sage
 Groundsel
 Desert Senna
 Apricot Mallow
 Globe Mallow
 Louis Hamilton Apricot Mallow
 Trixis
 Vervain
 Golden Eye
 Goldeneye
 Skeleton-Leaf Goldeneye
 Banana Yucca
 SoapTree Yucca
 Zexem

CACTI AND ACCENTS:

Bulbine frutescens
 Bulbine frutescens
 Bulbinella floribunda
 Cereus hildmannianus
 Cereus hildmannianus v. monstrose
 Cereus peruvianus
 Cycas revoluta
 Dasylirion longissimum
 Dietes bicolor
 Dietes vegeta
 Euphorbia myrsinites
 Euphorbia tirucalli
 Ferocactus acanthodes
 Fouquieria diguetii
 Fouquieria formosa
 Fouquieria macdougalii
 Gelsemium sempervirens
 Hesperaloe nocturna
 parviflora hybrid
 Hesperaloe parviflora (yellow)
 Hesperaloe parviflora - 'Brakelight'
 Hesperaloe X ""Perfu"
 Lophocereus schottii
 Lophocereus schottii v. monstrosus
 Manfreda maculosa
 Manfreda V. 'Silver Leopard'
 Opuntia species
 Opuntia basilaris
 Opuntia chlorotica
 Opuntia engelmannii
 Opuntia imbricata

Hallmark
 Yellow Bulbine
 Bulbine Tiny Tangerine
 Hildmann's Cereus
 Curiosity Plant
 Night Blooming Cereus
 Sago Palm
 Toothless Desert Spoon
 Fortnight Lily
 Evergreen Iris
 Euphorbia
 Pencil Bush
 Fire Barrel
 Adam's Tree
 Tree Ocotillo
 Mexican Tree Ocotillo
 Yellow Flowering Jessamine
 Night-Blooming Hesperaloe Hesperaloe
 Redflower False Yucca, Red Yucca
 Yellow Hesperaloe
 Brakelights Red Yucca
 Brakelights Yucca
 Senita Cactus
 Totem Pole Cactus
 Texas Tuberose
 Avent
 Prickly Pear
 Beavertail Prickly Pear
 Pancake Prickly Pear
 Native Prickly Pear
 Tree Cholla

Opuntia microdasys
Opuntia phaeacantha
Opuntia robusta
Opuntia santa-rita
Opuntia spinosior
Opuntia violacea v. 'Santa Rita'
Opuntia violacea v. 'Tubac'
Pedilanthus macrocarpus
Stenocereus marginatus
Stenocereus thurberi
Trichocereus species
Yucca baccata
Yucca dicipiens
Yucca brevifolia
Yucca constricta
Yucca elata
Yucca faxoniana
Yucca linearifolia
Yucca pallida
Yucca rupicola

Bunny Ears
Tulip Prickly Pear; Desert Prickly Pear
Silver Dollar Prickly Pear
Santa Rita Prickly Pear
Cane Cholla
Purple Prickly Pear
Santa Rita Tubac
Lady's Slipper
Mexican Fence Post
Organ Pipe Cactus
Trichocereus
Banana Yucca
Palma China
Joshua Tree
Buckley's yucca
Soaptree Yucca
Faxon Yucca; Spanish-dagger
Linear Leaf Yucca
Pale-leaf Yucca, Pale Yucca
Twistleaf yucca, Twisted-leaf yucca, Texas yucca

DWARF ACCENTS:

Portulacaria afra minima

Porkbush, Elephants Food

PERENNIALS:

Baileya multiradiata
Coreopsis lanceolata
Dyssodia porophylloides
Psilostrophe cooperi (tagetina)

Desert Marigold
Lanceleaf Coreopsis
Dyssodia
Paperflower

GROUNDCOVERS/GRASSES/HERBACEOUS PLANTS:

Acalypha monostachya
Aizoaceae species
Bouteloua curtipendula
Bouteloua gracilis
Bouteloua gracilis 'Blonde Ambition'
Calylophus Hartwegii v. Fendleri
harwegii 'Sierra Sundrop'
Cooperia drummondii
Coreopsis bigelovii
Cuphea llavea
Erigeron 'Profusion'
Eupatorium greggii 'Boothill'
Euphorbia myrsinites
Festuca ovina 'Glauca'
Gaillardia 'Arizona Sun'
Gaillardia arizonica

Raspberry fuzzies
Ice Plant
Sideoats Grama
Blue Grama
Blonde Ambition Grama Grass
Fendler's Sundrops Calylophus
Calylophus
Rain Lily
Desert Coreopsis
Bat Faced Cuphea
Profusion Fleabane Daisy
Eupatoria
Euphorbia
Blue Festuca
Arizona Sun Blanketflower
Arizona Blanketflower

Gaillardia pulchella	Indian Blanket
Melampodium leucanthum	Blackfoot Daisy
Muhlenbergia dubia	Pine Muhly
Muhlenbergia dumosa	Bamboo Muhly
Muhlenbergia emersleyi El Toro	El Toro™ Muhlenbergia
lindheimeri Autumn	Glow Autumn Glow™
Muhlenbergia rigens 'Regal Mist'	Deer Grass
Muhlenbergia rigida Nashville	Nashville Deer Grass
Muhlenbergia X 'Pink Flamingo'	Pink Flamingo Muhly
Nassella tenuissima (Stipa T.)	Mexican Feather Grass
Nolina microcarpa	Bear Grass
Nolina nelsoni	Blue Nolina
Nolina texana	Sacahuista, Bear Grass
Oenothera caespitosa	White Evening Primrose
Oenothera speciosa (O. Berlandiera)	Mexican Evening Primrose
Rosmarinus officinalis	Huntington Carpet, Carpet
	Rosemary
Rosmarinus officinalis 'Prostratus'	Dwarf Rosemary
Salvia sp. 'Quicksilver' TM	Quicksilver Salvia
Santolina virens	Green Santolina
Scutellaria sp 'Starrfire'	Scarlet Skullcap
Sedum species	Stonecrop
Senecio douglasii	Threadleaf Groundsel
Senna covesii	Desert Senna
Senna lindheimeriana	Lindheimer Senna
Stachys byzantina	Lambs Ears
Stachys coccinea	Betony
Tetranneuris acaulis (Hymenoxys A.)	Angelita Daisy Teucrium
Chamaedrys 'Prostratum'	Creeping Germander
Thymophylla pentachaeta (Dyssodia P.)	Golden Dyssodia; Dogweed
Zephyranthes candida	White Rain Lily
Zephyranthes sulphurea	Rain Lily
Zephyranthes X 'Prairie Sunset'	Peach Rain Lily
Zinnia acerosa	Desert Zinnia

VINES:

Antigonon leptopus	Queen's Wreath
Bougainvillea species	Bougainvillea
Campsis grandiflora 'Morning Calm'	Chinese Trumpet Creeper Campsis
radicans	Trumpet Vine; Trumpet Creeper
Cissus trifoliata	Native Grape Ivy
Ficus pumila	Creeping Fig
Hardenbergia comptoniana	Lilac Vine
Hedera canariensis	Algerian Ivy
Hedera helix	English Ivy
Lonicera X Americana 'Pam's Pink'	Pam's Pink Honeysuckle
Macfadyena unguis-cati	Cat's Claw Vine

Marah gilensis	Wild cucumber
Mascagnia lilacina	Lilac Orchid Vine
Mascagnia macroptera	Yellow Orchid Vine
Maurandya antirrhiniflora	Snapdragon Vine
Parthenocissus sp. Hacienda Creeper	Rancho Viejo Creeper
Podranea ricasoliana	Pink Trumpet Vine
Rosa banksiae 'Alba Plena'	White Lady Bank's Rose
Rosa banksiae 'Lutea'	Yellow Lady Bank's Rose
Vitis arizonica	Arizona Grape

ANNUALS:

Amsinckia intermedia	Fiddleneck
Amsinckia tessellata	Fiddleneck
Cryptantha	Cryptantha
Datura meteloides	Sacred Datura
Emmenanthe penduliflora	Whispering Bells
Eriogonum deflexum	Buckwheat Slettonweed
Erodium cicutarium	Filaree
Erodium texanum	Filaree
Eschscholtzia mexicana	Mexican Poppy
Euphorbia species	
Gilia flavocincta	Gilia
Lysinius concinnus	Lysine
Lysinius sparsiflorus	Lysine
Oenothera species	Evening Primrose
Phlox tenuifolia	Phlox
Plantago species	Plantain
Rafinesquia species	Desert Chicory

SECTION 3: PROHIBITED PLANT MATERIALS

The following plants are objectionable and may not be planted for aesthetic reasons, their excessive pollen production, or their ability to dominate the desert plant community. *NOTE: The ARCC reserves the right to change or amend this plant list at any time.*

- Any species of tree or shrub whose mature height may be visible above building walls or free-standing walls from adjacent properties, streets, public spaces or common areas unless it is on the Approved Plant List or is approved by the ARCC
- All palms (Palmae) whose mature height may be visible above building walls or free-standing walls from adjacent properties, streets, public spaces or common areas
- All pines (Pines), cypress (Cupressus), false cypress (Chamaecyparis), juniper or cedar (Juniperus), whose mature height may be visible above building walls or free-standing walls from adjacent properties, streets, public spaces or common areas
- Olive trees (Olea europaea)
- Oleanders (Nerium oleander) and Thevetia (Thevetia species), whose mature height

may be visible above building walls or free-standing walls from adjacent properties, streets, public spaces or common areas

- Fountain grass (*Pennisetum setaceum*)
- All varieties of citrus whose mature height may be visible above building walls or free-standing walls from adjacent properties, streets, public spaces or common areas.
- Common bermuda grass (*Cynodon dactylon*)
- Mexican palo verde (*Parkinsonia aculeata*)
- Desert Broom (*Baccharis sarothroides*)
- Red Bromegrass (*Bromus rubens*)
- Buffel Grass (*Pennisetum ciliare*)
- Tamaris/Salt Cedar (*Tamarix* spp.)
- Malta Starthistle (*Centaurea melitensis*)
- Saharan Mustard (*Brassica tournefortii*)

APPENDIX 7

STANDARD ARCHITECTURAL NOTES (FOR FINAL DRAWINGS)

Please ensure that all the items below are addressed on your Final Plan Drawings. These stipulations shall supersede any details and information shown on the drawings that were submitted as part of the approved Preliminary Plans. By proceeding with the design and with the construction, the Owner agrees to comply with the Standards regardless of what may be shown otherwise on the plans. In all cases, refer to the Standards to ensure compliance.

- A) Final site plan for Final Drawing Submittal** must indicate the locations of the onsite electrical transformer, the electric service entrance and meter, and all incoming utility lines. Service entrance and meters are to be screened from view. Obtain approval for transformer location from APS.
- B) Building Envelope:**
- 1) All hard improvements, including underground site utilities, must be a minimum of 5' must be a minimum of 5" from any boundary of the Building Envelope. All grading, landscaping, riprap and construction access shall be within the approved Building Envelope. Contractor shall verify compliance during construction.
 - 2) The construction fence shall be located entirely within the approved Building Envelope.
 - 3) Site plan for Final Drawing Submittal must indicate that all disturbed areas are to be revegetated to match the surrounding desert in density and plant material.
- C) Exposed Grading:** All exposed grading shall be naturally contoured to resemble the appearance and character of the natural desert. Unnatural or engineered-looking grading will not be acceptable. Contractor shall verify that all grading is naturally contoured prior to installing any landscape materials.
- D) Drainage:** Verify on final site plan that drainage has been confirmed with respect to existing and proposed construction on adjacent lots. Indicate how drainage along the street shoulder will be addressed. The Owner and the Owner's consultants are responsible for ensuring proper drainage design. The ARCC does not review nor approve any drainage report or drainage solution
- E) Skylights and Solar Equipment:** The highest point of any skylights and/or solar panels (if any) must be limited to the height of the parapets to ensure proper screening. Contractor shall verify compliance during construction. Clearly include a note on the drawings stating these criteria. A variance in building height may be approved so that parapets may be raised to hide the installed panels from views from Neighboring Properties
- F) Outdoor staircases:** Outdoor staircases must be fully enclosed (Variance may be approved for exposed stair, provide a solid stringer to screen treads).
- G) Weep Screed:** No exposed foundation walls are allowed. This stipulation applies to all exterior wall materials including, but not limited to stucco, stone and masonry.

- H) Material transitions:** Dissimilar materials may not terminate on an exterior corner within the same plane as another material. Dissimilar materials must wrap an exterior corner and terminate at an interior corner.
- I) Color Approval Process:** All wall and roof colors will be preliminarily approved as part of the review process but are not considered approved until an area 2-foot by 2-foot is painted on the final texture on a mock-up sample on site, or a portion of the residence. (New Construction). A sample of the roof material must be adjacent for the on-site review of both wall color and roof color.
- J) Scuppers** (if any) must have some dimension, thickness or detail; typically, being at least one (1) inch thick. Simple sheet metal scuppers that poke out of the parapet are not acceptable. Wood, polyurethane, precast concrete and other decorative scuppers that are appropriate to the architectural style of the home are acceptable. Roof drains that exit above grade shall be no more than eight (8) inches above grade and drain into a stone splash pad. Scuppers are acceptable if they are constructed as an integral part of architecture.
- K) Flat roofs:** must be painted in accordance with the Architectural Control Standards
- L) Exterior concrete slabs:** Exterior concrete slabs must have integral coloring regardless of finish. A sample of the integral coloring must be included on the color board.
- M) Exterior Lighting:** Lighting plans shall include lighting specifications, i.e. type, number, material, color, voltage and lumens in addition to location and construction details. All exterior lighting must provide for significant shielding to ensure that light sources and lamps are not visible from Neighboring Properties. Refer to *Elements, Exterior Lighting* in the ACS and verify as part of the Final Drawing Submittal.
- N) Chimney Caps:** No exposed spark arrestors are allowed. If the fireplace system requires a spark arrestor, the spark arrestor must be screened or concealed within an architecturally designed chimney shroud or chimney cap. Verify compliance as part of the revised Final Drawing Submittal.
- O) Equipment Screening:** The drawings shall include a note for all equipment screen walls that comply with the Standards. Contractors shall verify compliance during construction.
- P) Parapets:** The minimum height of a parapet above the roof deck is 12 inches (12"). Contractor shall verify all truss and framing shop drawings to ensure that a 12 inch (12") minimum parapet is maintained without the need to increase the height of the parapet. Contractor shall verify compliance during construction.
- Q) Negative Edge Pools:** see *Hardscape (Patios/Pools)* in Standards.
- R) Revegetation and Revegetation Seed Mix:** All areas distributed by construction or construction access in the Natural Area or Transition Area (basically any area that is outside the footprint of the overall house and site walls) shall be revegetated in accordance with the Standards. All areas disturbed by construction or construction access in the Natural Area or Transition Area (basically any area that is outside the footprint of the overall house and site walls) shall receive an application of revegetation seed mix in accordance with the Standards. The stipulation shall supersede any information shown on the approved Final Drawing.
- S) Decomposed Granite:** No imported decomposed granite is allowed in the Natural Area or Transition Area (basically any area that is outside the footprint of the overall house and site

walls.) Only native soil and native composed granite is allowed in the Natural Area and Transition Area. This stipulation shall supersede any information shown on the approved Final Drawing Submittal.

T) Grass: Is allowed only within the Private Area of the residence and its visibility minimized.

U) Recreational Equipment:

No permanent basketball goal, backboard, or recreational courts shall be constructed, installed or maintained on any Lot.

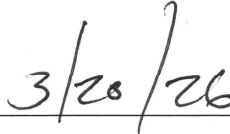
V) Construction Fence: Construction fencing shall include solid mesh fabric to visually screen all construction and storage areas. Provide sample of mesh for approval.

W) For Remodels: All exterior materials and detailing must match existing.
Provide details, specifications and/or photos to ensure compliance.

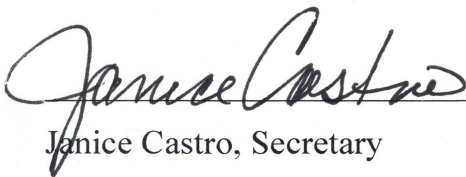
The foregoing document, Architectural Control Standards, was adopted by the Board of Directors at a duly held meeting on February 26, 2026, in accordance with Article 11, Section 11.2 of the Amended and Consolidated Master Declaration of Covenants, Conditions, and Restrictions for The Boulders Homeowners Association recorded April 27, 2012.



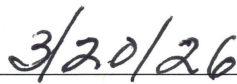
David Levin, President



Date:



Janice Castro, Secretary



Date:

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