

**ARCHITECTURAL
DESIGN
GUIDELINES**
July 2017

TORREON COMMUNITY ARCHITECTURAL DESIGN GUIDELINES TABLE OF CONTENTS

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The Summarized Construction Regulations and Fine Schedule are also included at the end of this document.

1.0 THE TORREON PHILOSOPHY

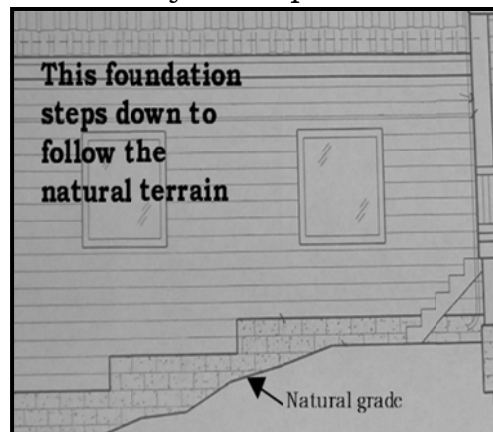
Welcome to the Torreon community, a unique area with a distinct identity created by the rich environment and homes compatible with that environment and one another. A rustic and gracious spirit, reflecting the heritage of Arizona's White Mountain region, characterizes the homes in our community.

Built predominately with native stone, wood and rough-hewn timbers, the homes and community buildings of Torreon have the flavor of the simple yet elegant lodges found in America's cherished national parks.

In order to protect your investment, to preserve the natural beauty that enriches Torreon and to foster the rustic charm that characterizes it, homes are to be designed in accordance with established standards. As evidenced by the design of the Torreon community, these required standards provide ample opportunity for individual expression and architectural creativity, while protecting our distinct style. Please familiarize yourself with these requirements before planning your new home so that you understand the design parameters for all single-family homes in Torreon.



Homes in Torreon should be designed to respond to your needs, your site's unique environment and the regulations of the Architectural Review Committee (ARC). To ensure that your home will harmonize with the Torreon community, professional design assistance is strongly recommended. The cost of professional plans is money well spent in terms of efficient use of resources and a more pleasant experience for the homeowner. The most significant factor of designing your home is that it fit the existing terrain. Plan book or "stock" plans cannot take full advantage of your site's unique features and may not be permitted by the ARC. Certain architectural styles such as Santa Fe, Spanish, Victorian, Tudor and A-frame construction are not permitted in Torreon.



Homes are to be designed in a manner that integrates and preserves natural features – vegetation, rock

outcroppings and slope of land – as much as possible. Thus, you will want to assess your site thoughtfully, orienting and designing your home in rhythm with the natural features of your property. Your home should appear to be an integral element of the landscape rather than a structure superimposed on a site. Homes should be designed with a horizontal emphasis, keeping the structure fairly low to the ground.

Driveways, garages and parking areas are major disruptions of the environment; thus, they should be designed in a way that minimizes impact on vegetation and topographical features. Natural paving materials in earth tone colors are encouraged throughout Torreon. Drives, garages and parking areas should be kept visually subordinate to the pedestrian entry of your home so that the exterior charm of your home is what you and others experience first.



As you consider the placement of your home on the site, be aware of the concept of the *developable area*. The developable area indicates the volume of space that can be utilized for your home, side entry garage, its drives, cuts and fills, landscaping, etc. It does not indicate the ultimate shape or appearance of your home, but it does define the boundary or framework within which construction can occur.

The ARC must review and authorize all construction within Torreon and all aspects of improvements on each property to assure compliance with these standards. A fee established by the Board of Directors will be assessed for this service. The ARC's review includes, but is not limited to, features such as the home's exterior design and color, patios, drives, landscaping and house numbers. Required standards are addressed in greater detail in the following technical sections. All construction must also comply with the Covenants, Conditions and Restrictions (CC&Rs) for the Torreon community.



The design review regulations are intended to maintain the highest standards to safeguard the beauty of the community and to protect your investment. Designs that are determined by the ARC to be incompatible with the community standards will not be permitted.

The step-by-step design review process is outlined in Section 4.0 of these guidelines. In summary, step one is a concept meeting held at the beginning of the design process. The owner, builder and architect will meet

with the ARC to discuss the design process, building footprint criteria and to clarify any questions related to the review process. Step two is the submission of three (3) sets of working drawings. Step three involves a survey that shows staked foundations and improvements, including a string outline of the lot, building footprint, setbacks, driveway and driveway access. Step four is a final inspection of all improvements conducted by the ARC.



The ARC is available to discuss design concepts with potential and actual property owners. Please do not hesitate to contact the ARC at (928) 537-1067 if you have any questions at all about these design requirements. They will be happy to assist you.

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TORREON ARCHITECTURAL GUIDELINES

Climate, terrain, vistas and existing vegetation at Torreon have all contributed to shaping these guidelines. The following regulations are intended to ensure an environmentally sound and aesthetically pleasing development at Torreon that is in harmony with the natural environment and your neighbors' home sites.

2.0 SITE PLANNING

Before any design work commences, the architect/designer must have a complete topographic survey of the site (see Section 4.4.2.1). This survey should include the location(s) of existing vegetation, rock outcropping(s) and the developable area.



Care should be taken to review seasonal groundwater conditions and drainage across your home site. Siting and grading within the developable area should be established to allow for drainage. Basements and partial basements should be planned with drainage and groundwater conditions in mind.

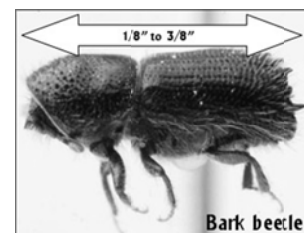
Surface drainage upon and across any lot is the responsibility of each individual lot owner. Improvements cannot obstruct predevelopment water flow or concentrate discharge onto any neighboring property. A signed Drainage Acknowledgement form is required.

Construction in a forested area can create tree stress, which increases the risk of insect infestation. Excavating, earth filling, paving, soil compaction and trunk wounds are some examples of factors that create tree stress. Preventive measures should be taken before, during and after construction to reduce tree stress.

No clearing, grading or excavation shall begin without written ARC approval.

2.1 LOT MAINTENANCE

It is the responsibility of each owner(s) to maintain their property so as to reduce fire danger and insect infestation. Each owner(s) is required to remove and dispose of infested and dead trees in a timely manner and according to accepted methods.



The ARC must be notified in writing prior to selective clearing of brush or trees with a diameter of five (5) inches or less. Any removal of trees greater than five (5) inches in diameter requires written authorization from the ARC beforehand. Removal of any type of native vegetation (not just large trees) within the setback areas is strictly prohibited and subject to possible monetary fines.

Caution should be exercised in the thinning process and care taken to preserve as much of the natural erosion protection (native vegetation) as possible. The following pictures indicate one of the acceptable thinning techniques:



Removal of trees located in setbacks, open space, golf course property or adjacent property is strictly prohibited.

Some established preventive measures are weekly deep-water irrigation, certain approved chemical applications and timely applications of nutrients. (Torreon Community Association recommends a licensed professional be hired to assist with any of these items.)

2.2 DEVELOPABLE AREA

Every structure on your home site must be built within the developable area established by the minimum front, side and rear lot setbacks. All construction, including driveway and parking, cuts and fills, utilities, landscaping, etc., must also be within the developable area. The cost of professional plans is money well spent in terms of efficient use of resources and a more pleasant experience for the homeowner.

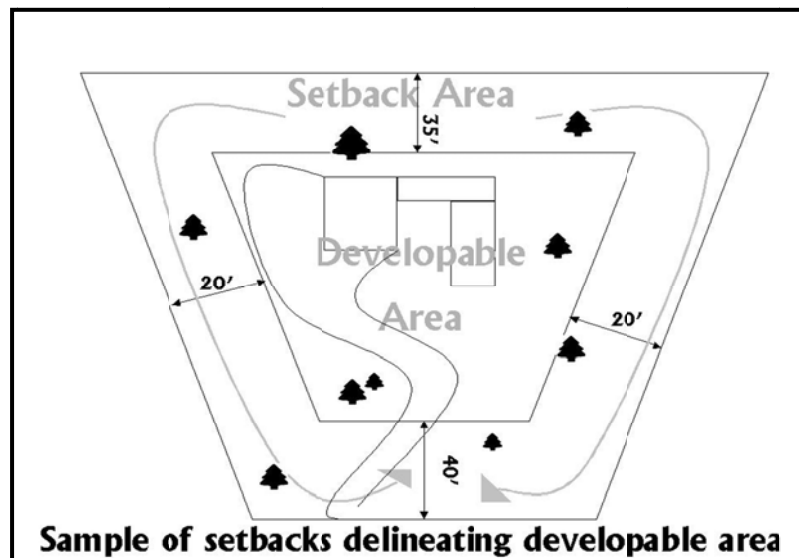
Site access (driveway entry), utility lines and minimal landscaping are the only construction permitted outside of the developable area. Extreme care must be taken when designing the site access to minimize environmental impact. The ARC is available to the owner's architect to walk the site to review potential access location(s). See Section 2.16 for the limitations of landscaping outside of the developable area.

When designing your home, please keep in mind that removal of any native vegetation within the setback areas is strictly prohibited. Any

encroachment, disturbance, damage or destruction of any kind (with the exception of the fourteen (14) foot driveway and utilities trenches) in any portion of the setback areas is strictly prohibited. Any damage shall be restored with native, indigenous plantings to as predevelopment a state as possible. This restoration will take place within one week of notification by the ARC and must be in accordance with requirements in Section 4.4.2.6. Failure to comply with restoration requirements is subject to possible monetary fines as outlined in Section 5.12. This is a zero-tolerance policy.

NOTE: The developable area does not represent the ultimate shape or architectural appearance of the residence. It is merely a boundary or framework within which construction can occur. The rustic flavor of the Torreon concept encourages a great variety in building mass and architectural character.

This drawing is a sample bird's-eye-view of the setbacks defining the developable area.



2.3 SETBACK REQUIREMENTS

All construction must take place within the developable area. Any encroachment, disturbance, damage or destruction of any kind (with the exception of the fourteen (14) foot driveway and utilities trenches) in any portion of the setbacks is strictly prohibited and may be subject to monetary fines.

The minimum building setbacks, which define the developable area, are as follows:

2.3.1 Homestead and Rendezvous

Front Lot Line Setback:	40'
(If a corner lot, the 40' setback will apply to the least traveled street)	
Side Lot Line Setback:	20'
Rear Lot Line Setback:	
a) Golf frontage lots and lots adjacent to National Forest and/or project perimeter	35'
b) All other locations	20'

2.3.2 Mountain Houses

Front Lot Line Setback:	25'
Side Lot Line Setback:	
a) Lots 34, 46 & 49 (Side lot line on Sugar Pine Loop)	15'
b) All other locations	8'
Rear Lot Line Setback:	
a) Golf frontage lots	25'
b) All other locations	15'

2.3.3 Trailhead

Front Lot Line Setback:	20'
Side Lot Line Setback:	10'
Rear Lot Line Setback:	
a) Golf frontage lots and lots adjacent to National Forest and/or project perimeter	35'
b) All other locations	15'

2.3.4 Tollgate

Front Lot Line Setback:	20'
Side Lot Line Setback:	10'
Rear Lot Line Setback:	
a) Golf frontage lots and lots adjacent to National Forest and/or project perimeter	35'
b) Summit Trail frontage lots	20'
c) All other locations	15'

2.3.5 Cardinal Landing

Front Lot Line Setback:	20'
Side Lot Line Setback:	8'
Rear Lot Line Setback:	
a) Lots adjacent to project perimeter	35'
b) All other locations:	15'

2.3.6 The Lodges

Front Lot Line Setback:	20'
Side Lot Line Setback:	8'
Rear Lot Line Setback:	15'

2.3.7 Torreon Meadows

Front Lot Line Setback:	20'
Side Lot Line Setback:	10'
Rear Lot Line Setback:	
a) Lots adjacent to project perimeter	35'
b) All other locations	20'

2.3.8 Torreon Woods

Front Lot Line Setback:	20'
Side Lot Line Setback:	10'
Rear Lot Line Setback:	
a) Golf frontage lots	35'
b) Lots 2, 3 and 4	45'
c) All other locations	20'

Corner properties less than 20,000 square feet may be subject to more stringent setback requirements by the City of Show Low. It is the owner(s)'s responsibility to confirm the setback requirements with the City of Show Low.

No building or auxiliary structure shall protrude outside the developable area except:

Roof overhangs and deck cantilevers may protrude a maximum of two and one-half (2-1/2) feet outside the developable area.

2.4 MAXIMUM HEIGHTS

The percentage of slope is calculated by taking the elevation at the lowest natural grade against the foundation stem wall of climatized residence, from the elevation at the highest natural grade against the foundation stem wall of climatized residence.

The distance between the lowest and highest elevation points, divided by the distance between the elevations, equals the percentage of slope.

2.4.1 Homestead, Rendezvous, Trailhead, The Lodges Tollgate, Torreon Meadows and Torreon Woods

For those home sites with a slope of less than 5%, the maximum height for any structure is 28' from the lowest natural grade at house foundation, to the highest roof peak.

For those home sites with a slope of 5% to 10%, the maximum height for any structure is 32.5' from the lowest natural grade at house foundation, to the highest roof peak.

For those home sites with a slope of greater than 10%, the maximum height for any structure is 35' from the lowest natural grade at house foundation, to the highest roof peak.

Please reference diagram on page 11.

2.4.2 Mountain Houses

For those home sites with a slope of less than 5%, the maximum height for any structure is 30' from the lowest natural grade at house foundation, to the highest roof peak.

For those home sites with a slope of 5% to 10%, the maximum height for any structure is 32.5' from the lowest natural grade at house foundation, to the highest roof peak.

For those home sites with a slope of greater than 10%, the maximum height for any structure is 35' from the lowest natural grade at house foundation, to the highest roof peak.

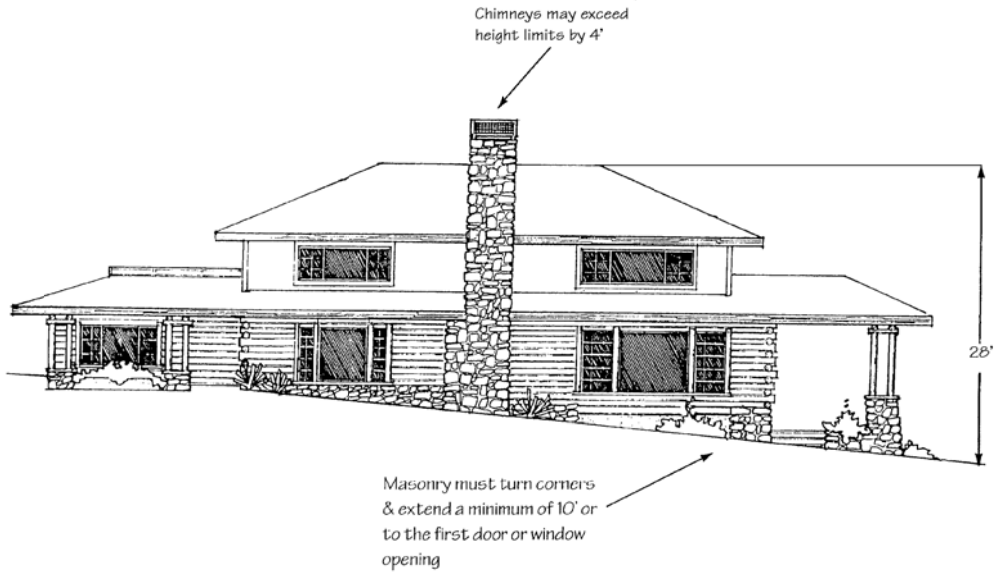
Please reference diagram on page 11.

2.4.3 Cardinal Landing

For those home sites with a slope of less than 10%, the maximum height for any structure is 28' from the lowest natural grade at house foundation, to the highest roof peak.

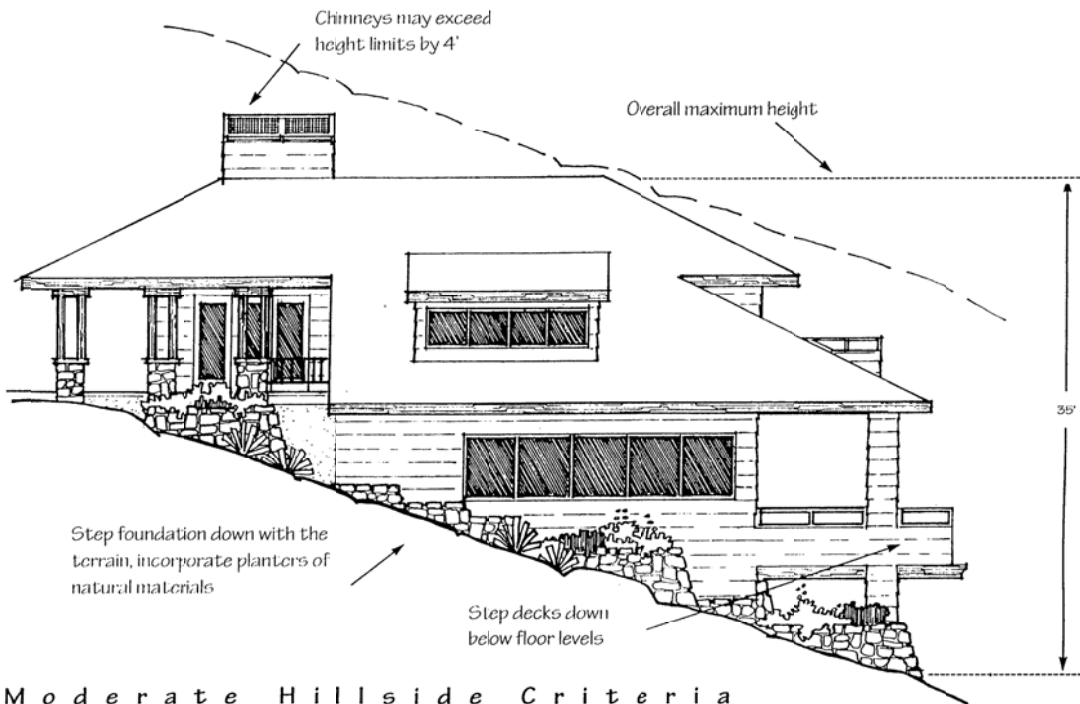
For those home sites with a slope of greater than 10%, the maximum height for any structure is 32' from the lowest natural grade at house foundation, to the highest roof peak.

Please reference diagram on page 11.



Level Terrain Criteria

For slopes up to 10%. Slopes are measured from the highest to the lowest natural grade at a structure.



Moderate Hillside Criteria

For slopes greater than 10%. Slopes are measured from the highest to the lowest natural grade at a structure.

2.5 DEVELOPABLE AREA ADJUSTMENTS

If it can clearly be shown during your preliminary design phase that an adjustment to the developable area will result in an improved site design, the ARC will consider adjustments in the developable area. If such a request is made, indicate the original developable area limitations and proposed developable area on a site plan, as well as a description of the reasons for the request.

2.6 DRIVE DESIGN

Since driveways and parking areas have a major impact on the natural landscape, the ARC will review these areas in detail. When designing your driveway, please remember:

1. Driveway access must be located off the least traveled roadway where multiple options exist
2. Drives should be located so as to minimize headlight input upon neighboring homes
3. On corner lots, the driveway center line must be no closer than 35' from any perpendicular road right-of-way
4. Long straight runs shall be avoided to maintain a natural appearance
5. Drives should follow the natural contours and meander around existing trees and rock outcroppings
6. Garage doors are not permitted to face the street, except in cases of difficult topography and only with authorization by the ARC
7. Indicate all existing and finish grades, cuts and fills
8. Retaining structures shall be designed to complement the home design
9. Stone and timber are preferred bridge materials
10. A culvert with galvanized metal pipe apron ends, banded to match the culvert pipe end, must be installed at street drain ditches. The ends shall be concealed with rocks and/or landscaping to avoid exposed metal or concrete pipe (see Section 2.6.2)
11. A minimum of two (2) guest parking spaces must be provided within the developable area. Minimum dimensions for each space is 10' x 20'
12. In Mountain Houses, Tollgate and Cardinal Landing, where space is limited, the front of the garage may be considered "guest parking" if the space is large enough to accommodate two vehicles
13. It is expected that the drive design will provide a minimum 25' turnaround space within the developable area
14. In The Lodges, garages are not contemplated

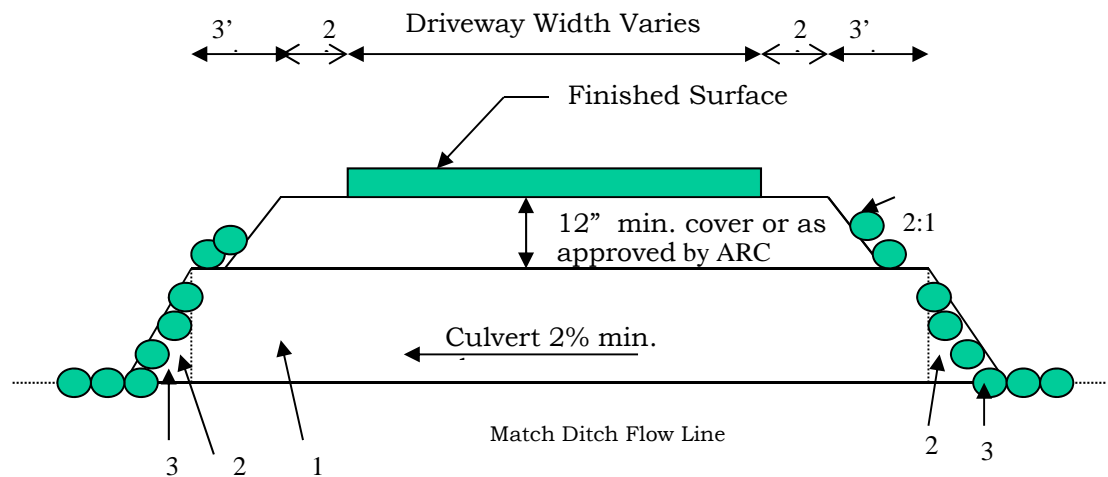
15. Each building site shall have only one (1) point of ingress and egress.
16. Access drives shall be located to preserve and minimize disruption to significant natural features and plant materials.
17. Driveways may flare to a width not to exceed 20 feet at the existing asphalt street edge. The remainder of the driveway shall not exceed 14 feet within the front (entry) setback.
18. The ARC will review all proposed driveway designs on a case-by-case basis.

Casual overnight parking of RVs and boats, within the developable area, is permitted; however, occupation of the RV is not. Maximum length of time permitted for parking the RV or boat is one week. Overnight parking of utility trailers or “pop up” type campers is not permitted.

2.6.1 Cardinal Landing

Sites in the vicinity of perpendicular road right-of-way will have drives designed with maximum safety considerations for access and egress in lieu of being located 35’ from the perpendicular road.

2.6.2 Driveway Culverts and Rock Base



Typical Cross Section
 Lot Driveway / Entrance approaches
 (Not to Scale)

1. Each individual property owner(s) is responsible for the installation of a driveway culvert at the street drain ditch. Culverts shall be a minimum 18” diameter corrugated galvanized metal pipe, unless otherwise authorized by the ARC. Based upon terrain, area and runoff capacity of drain ditches, a larger than minimum culvert(s) may be required at the discretion of the ARC.

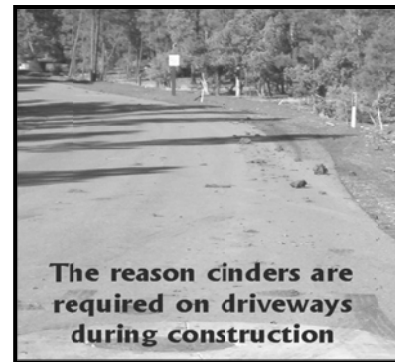
2. Each property owner is required to install galvanized metal pipe apron ends, banded to match the culvert pipe end.

3. Erosion protection requires the placement of 6" to 12" diameter washed rock riprap to cover the pipe apron. The washed rock must match the community-approved



standards. Please contact the ARC for specifications.

4. Before construction commences, a 3" minimum temporary rock base of 1½" to 1¾" cinders shall be laid from the road edge into the property a minimum distance of 30'. This is intended to provide a transition zone for erosion control and to minimize mud accumulation on the community roads.

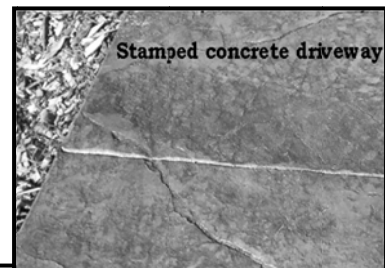


2.7 PAVING MATERIALS

Uncolored concrete or cinder driveways are not permitted in Torreon. To complement the community theme, naturalized, integral color concrete for the sidewalks and driveways is recommended.

In addition, the following paving materials may be permitted:

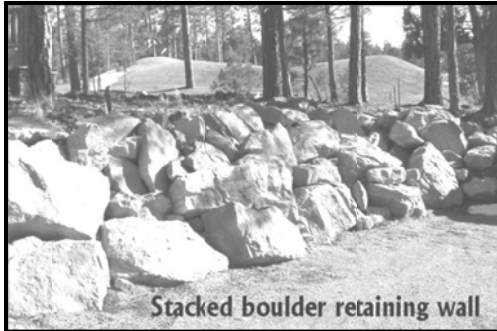
- Earth tone-colored concrete with washed, acid etched, sandblasted or broom finish
- Quarry tile or paving brick tile in earth tones
- Cobblestone - textured or stamped concrete
- Exposed aggregate (pea gravel in concrete)
- Large, rough-textured, pre-cast, integrally-colored pavers
- Stone or flagstone
- Interlocking pavers in earth tones
- Stabilized decomposed granite



- 3/8" to 3/4" crushed stone in earth tone color(s)
- Asphalt with edge containment and chip seal to match community paving.

2.8 RETAINING STRUCTURES

Retaining structures should be designed to complement the home design.

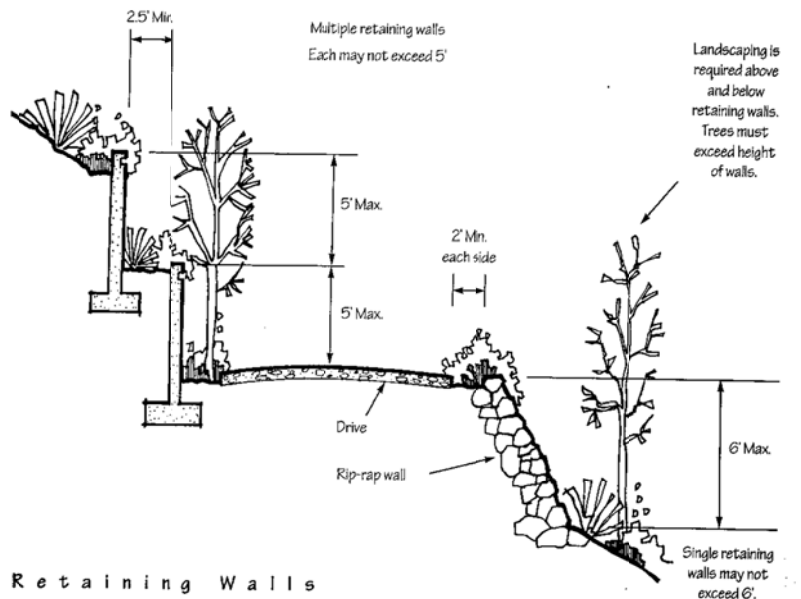


Where a retaining wall is necessary, a solid, battered, natural rock wall can be installed. For screening effects, a maximum 6' high natural stone or stone veneer wall is recommended. As an alternative for a more natural look, use a planted berm or stacked natural boulders.

The following materials may also be permitted for retaining walls:

- Natural or treated wood
- Textured reinforced concrete, painted in earth tones
- Stone-faced concrete or masonry

Please reference diagram below:



2.9 FENCES AND PET ENCLOSURES

In no case will walls or fences of any type be permitted to delineate the developable area. Privacy, courtyard or pet enclosure fencing no higher than 6' above natural grade will be permitted. Fencing should be designed as an extension of your home's architecture and should be visually softened with landscaping. Permitted fencing materials include cedar, log siding, wood planks or rails, and tubular steel of an earth tone color, with a minimum diameter of 2".



Pet enclosures are restricted to a maximum of 250 square feet.

Other than one-wire electrical fencing, any type of temporary or permanent fencing intended to protect vegetation from native wildlife is not permitted.

Materials not permitted for walls or fences:

- Wood or vinyl lattice
- Chain link
- Precision block
- Split face block (not to exceed 25% of the wall area)
- Stucco or plaster finish (not to exceed 25% of the wall area)
- Wire mesh
- Decorative wrought iron
- Fiberglass
- Railroad ties

2.10 POOLS, SPAS, WATER FEATURES AND GAME COURTS

Pools and spas should be designed so that they do not impact adjacent neighbors with light or sound. Pool heaters and pumps must be screened from view and sound insulated from neighboring homes and streets and constructed with material compatible with the home. A low noise filtering pump shall be installed in order to prevent noise nuisance.

- Only in-ground pools are permitted
- Pool location and design shall conform with local and state building code requirements and with recommendations of project geotechnical engineer
- Spas may be deck-mounted and screened from view.

Permanent installation of basketball backboards, trampolines (inground or aboveground), children's play equipment and all other recreational equipment outside of the residence is not permitted. While in active use, children's toys and portable recreational equipment shall be located within the developable area and shall not obstruct a neighbor's view(s) of any private amenity or common area. When not in active use, all such toys and portable recreational equipment must be stored within the residence.

2.11 UTILITIES AND METERS

All individual utility meters and/or boxes are to be screened from view of adjacent properties and the street. Designing such utility meters integrally with the architecture is encouraged.

All utility lines must be underground and shown on the site plan. Utility lines should be within the developable area and along the site access unless it can clearly be shown that less site disruption will occur with another routing of utilities. Care must be taken to prevent as much disturbance as possible to the setback areas. Installation of a water pressure-reducing valve (PRV) may be required at the time of construction.

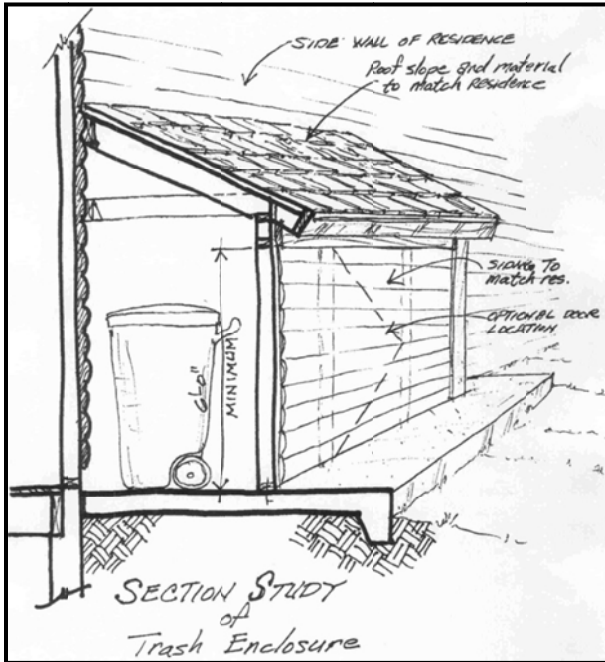
Satellite dishes and solar energy devices should be an integral part of the design. These devices cannot be mounted on the roof but may be attached to the fascia. They should be located with the following in mind:

- As inconspicuous as possible.
- Attempt to screen from view of the street and the neighbors
- An unobstructed view toward the satellite area of the sky overrides these considerations.

Dishes may be painted a dark earth tone color to match the house, if desired. Color approval by the ARC is required. Maximum satellite dish diameter is 1 meter (39.37"). All antennas are restricted to the attic or interior of the residence.

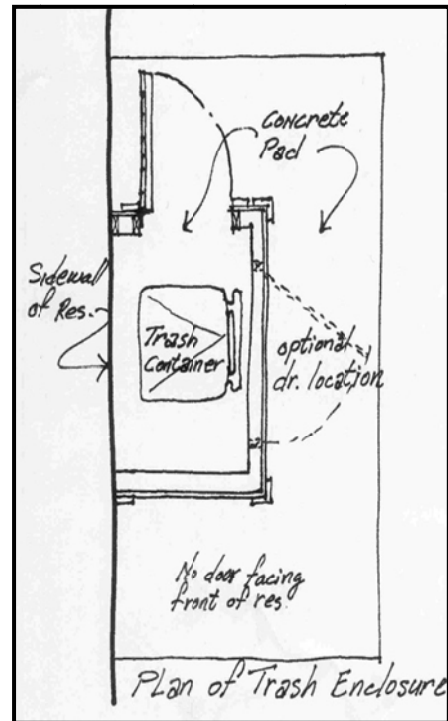
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2.12 TRASH ENCLOSURES AND OUTDOOR STORAGE



Any outdoor storage area housing firewood, maintenance equipment or other items should be constructed of the same material used on the main residence. These structures shall be screened from off-site view and shall not be in front of the home. Clotheslines are not permitted.

All trash containers will be housed in a completely enclosed, outdoor storage area attached to the residence. This enclosure shall not be located in front of the home.



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2.13 MAILBOXES



Since Torreon is considered a Rural Route delivery, an owner's election to have an individual mailbox is subject to the review and approval of the US Post Office and local Postmaster. In some cases, an owner's mailbox may be located on the opposite side of the street from their home.

The design and location of all individual and gang cluster boxes are subject to the review and approval of the US Post Office and the ARC.

Native or cultured stone pedestal designs that are desired for security are subject to ARC review and authorization. This type of design shall be limited to those residents whose mailbox location is on the same side of the street as their home. The design and desired type of stone must be reviewed and authorized by the ARC before installation.

2.13.1 Mountain Houses, Tollgate and The Lodges

Individual mailboxes are not permitted. Cluster boxes will be required. The design and location are subject to the review and approval of the US Post Office and the ARC.

2.14 HOMESITE IDENTIFICATION AND SIGNAGE

Only one (1) For Sale sign, Builder's Sign, or a For Sale/Builder combination sign per lot shall be permitted with the following provisions:

Signs must comply with A.R.S.33-1261 for Condominiums and A.R.S.33-1808 for Planned Communities.

One political sign may only be displayed for forty-five (45) days before an election and seven (7) days after an election and the size is restricted to 24" x 24".

One small sign announcing an alarm system is permitted. This sign should be no larger than 8" x 8" and no higher than 18". Corner properties and those adjacent to the golf course are permitted one additional alarm company sign.

Street number signs will be permitted. Please refer to the Architectural Review Committee for further details.

No additional signage of any kind will be permitted, except directional signs provided by the developer.

2.14.1 Home Identification – Open Houses

The Torreon Community Association and the ARC support the use of an Open House as a marketing tool when the Open House is scheduled in advance and noticed to prospective Open House visitors. The Community Association and the ARC will not endorse or authorize the indiscriminant use of an Open House to solicit individual Torreon communities for Open House visitors. This action is contrary to the privacy and private access of each community.

1. Open House by an Individual Owner(s)

An individual owner, without notice to the ARC, may have one Open House sign at the point where the driveway enters the street. This sign is restricted to 24” x 24” and no higher than 18”.

Additional Open House directional signs placed in rights of way, on neighboring lots or roundabouts are not permitted and will be confiscated without notice. The owner may be subject to further sanctions as determined under Section 8.5, pages 23 and 24 of the Torreon CC&Rs.

2. Open House by Builder or Realtor

With prior written notice to the ARC of an Open House invitation or advertisement, a Realtor or Builder may conduct an Open House during limited times.

In addition to the driveway sign, one sign may be placed at the gate entry to the respective subdivision in which the Open House is being held. In the event of multiple Open Houses being held simultaneously by one Broker or different Brokers, only one Open House sign may be placed at the gate entry. This second sign must also comply with the Torreon Design Guidelines.

The person holding the Open House is responsible for giving notice to prospective Open House visitors that the visitor must obtain a Visitor’s Pass from the Sales and Information Center,

and must educate Open House visitors on telephone gate access procedures when the gates are closed.

3. Open House Hours:

Open Houses may be held between the hours of 11:00 am and 5:00 pm. All Open House signs must be removed no later than 5:30 pm.

2.15 MULTIPLE CUSTOM HOMESITE PURCHASES

The ARC, as needed, will design a new developable area for multiple custom lot purchases. If a single structure is to be built across the internal property lines of multiple sites, then the internal line(s) must be eliminated, as will the PUE and drainage easement, if feasible. This will require preparation of a Tentative Parcel Map, which must be authorized by the ARC and the City of Show Low. This document records the properties as a single parcel. When approving a new Tentative Parcel Map, the City and the ARC reserve the right to add new conditions or restrictions to the subject parcels.

Each home site, regardless of whether it was part of a multiple site purchase, shall be treated individually under the governing documents for the project. The payment of appropriate assessments will be based on the number of original (pre-combination) home sites in the purchase.

2.16 LANDSCAPE DESIGN

Landscaping is considered an integral part of home construction in Torreon. A landscaping plan must be submitted to the ARC for review and approval before any landscape work can commence. The use of native and drought-resistant plants and the use of a designer experienced in designing for the White Mountains' elevation and climate is highly recommended. Using plants to soften the transition between the home and the site, control erosion and heal construction scars is required.

Please show existing vegetation with notations showing how the existing plants and rock outcroppings will be protected during construction. No existing tree with a caliper size exceeding 5" shall be removed without prior written permission from the ARC. On the final plans, note any chemical treatments required for protection from pinion scale or construction shock. The landscape designer must take care to prevent the spread of bark beetles.

It is anticipated that the landscape design will present a native plant theme and avoid large lawns or large gravel areas that do not appear natural. Simulated grass will be considered and if authorized, will be limited to 500 square feet and must include a transition back into the native landscaping. Beaulieu is one manufacturer of simulated grass that can be authorized. Their product is available at Home Depot (part number 490217, color is "Lucky"). Any simulated grass authorized must be the equivalent of this product. The grass area shall be completely screened from view of the adjacent properties, including the golf course, and the street. The ARC will notify adjacent lot owners before authorization is given to install simulated grass.



The landscape design shall include only trees and shrubs that are indigenous to a mountain setting. When planning your landscape, the ARC strongly encourages each home owner to familiarize themselves with the types of indigenous vegetation that attract local wildlife. With the exception of one-wire electrical fencing, any type of temporary or permanent fencing intended to protect tender vegetation from native wildlife is not permitted.

Please include automatic drip irrigation systems with your final design. All automatic valves shall be installed in below grade boxes. Backflow control devices should be screened from view with plantings.

No removal of significant live vegetation shall begin until the final plans have been authorized.

General thinning, site clean-up and underbrush and dead branch removal shall be done prior to the start of construction. To minimize fire danger, ladder fuel removal standards should be followed. No on-site burning is permitted. All brush must be removed from the site and disposed of in an approved landfill (see Section 5.2).

A minimal amount of landscaping work may take place outside the developable area if reviewed and authorized by the ARC. This work should be confined to re-vegetation of construction scars, site cleanup and pruning for safety and removal of dead vegetation. The ARC will review planting trees and shrubs or installing berms in the setback for screening purposes. Flowerbeds in the setbacks will not be considered for screening purposes.

The following materials are approved ground cover:

Within setbacks or developable area

- Wood chips
- Bark
- 3/4"-3/8" minus dirty-screen cinders
- 3/4"- 3/8" table mesa brown rock

Approved ground cover developable area only **(Not in setback areas)**

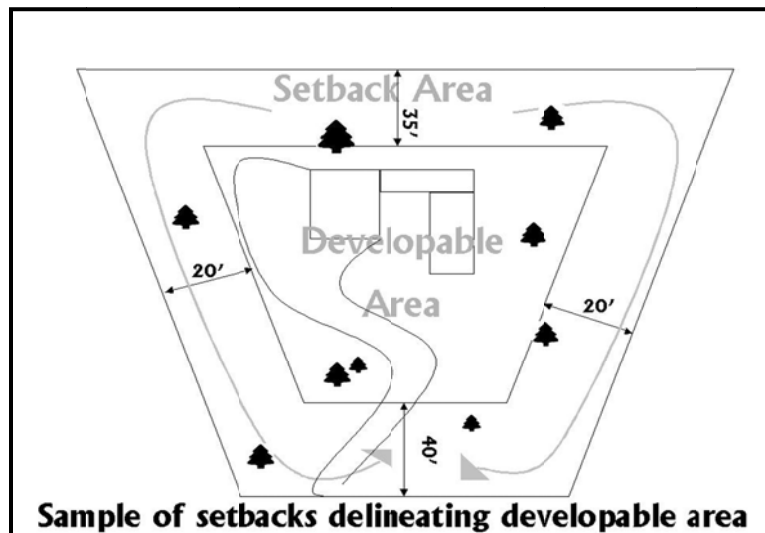
- 3/4"- 3/8" earth-tone cinders
- 3/4"- 3/8" black cinders
- 3/4"- 3/8" red cinders

In certain cases where the house is adjacent to or near the side setback, the ground cover may encroach into the side setback(s) enough to allow as much as 6' of ground cover from the outside wall of the house.

SAMPLE MUST BE SUBMITTED AND AUTHORIZED BEFORE INSTALLATION. SUBMISSION MUST INCLUDE PLOT PLAN OF LOT AND INDICATE AREA TO BE COVERED.

Materials not permitted as ground cover:

- Imported pine needles
- Rubber Mulch
- synthetic materials



2.16.1 Golf Villas, Golf Villas II, Golf Casitas

Owners within Golf Villas, Golf Villas II and Golf Casitas are permitted to plant additional trees and/or shrubs around their individual unit. The location(s) and number and type of plantings must be submitted to and authorized by the ARC before any work can commence.

Submittal to the ARC must include a site plan (to scale on 8 ½" x 11" paper) showing:

- Proposed location(s) and preferred type(s) of all plantings;
- Location(s) of all irrigation trenching; and
- Location(s) of any associated control box(es) and/or backflow valve(s).

Any control boxes mounted on the home must be painted to match the siding color. Any backflow valves or other associated irrigation equipment must be screened from view. Any trenching areas or other disturbance must be completed restored to the same condition as before construction started. Spreading wood chips or mulch only over these areas is not considered sufficient restoration.

Color photos, in lieu of a site plan, may be accepted if all the requirements listed above are clearly marked and easily discernible. At the ARC's discretion, a site plan could be required if the color photos submitted are deemed insufficient.

Detailed approved plant list available at the HOAMCO office.

Authorized plants are:

EVERGREEN TREES

- Black Austrian pine (minimum height 6' to 8')
- Blue Spruce (minimum height 6' to 8')
- Pinion pine (minimum height 6' to 8')

DECIDUOUS TREES

- Maple (minimum caliper 2" to 3")
- Aspen (minimum caliper 2" to 3")

EVERGREEN SHRUBS

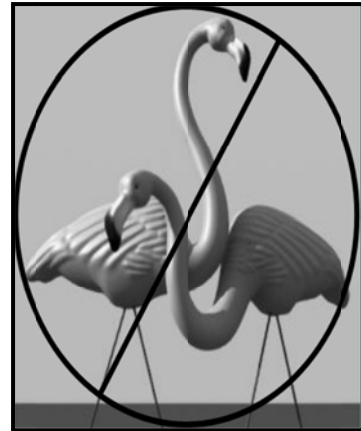
- Gold Spot Euonymus (minimum 5 gallon)
- Mugo pine (minimum 5 gallon)

DECIDUOUS SHRUBS

- Sumac (minimum 5 gallon)
- Gamble Oak (minimum 5 gallon)

2.17 ORNAMENTATION

Placing, erecting, constructing or allowing any permanent unnatural or man-made ornaments, signs, statuary, pink flamingos or other manmade animal images, relics, flagpoles, machinery and equipment, or other such items which are unattached to approved structures are not permitted. "Unnatural" shall mean anything not naturally growing upon, or indigenous, to a home site in its undeveloped state.



Certain styles of signs and carved animal images appropriate to a mountainous environment may be permitted. The carving must be located on a porch or deck and be of an earth tone color(s). Carvings are limited to a height of 4' or less. Signs are limited to 12" high by 24" wide, must be of earth tone colors and the ARC must authorize the location. Each sign or carving must be submitted to and authorized by the ARC before installation.

American flags within the Torreon community may only be hung from a temporary, non-vertical, five-foot maximum length wooden or aluminum pole that is inserted into a bracket mounted on the residence. There shall be no more than one American flag displayed at any one time on one property.

No flag shall be illuminated by lighting of any kind.

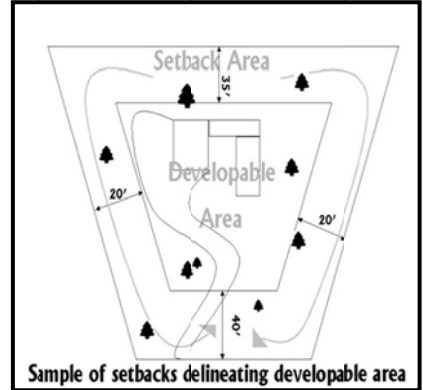
No flag that is torn, soiled or damaged shall be displayed.

Bird houses, bird baths and bird feeders made of natural materials and simple designs are encouraged, as long as they are placed in reasonable numbers and they do not create a nuisance. Wind chimes are also permitted as long as they do not disturb or overcome the natural sounds of Torreon.

Any ornaments or statuary item described above which is to be attached to or intended to be part of an approved structure or deck shall first be submitted to the ARC for approval.

3.0 HOME DESIGN

It is most important that the homes in Torreon be custom designed to fit the existing terrain. The cost of professional plans is money well spent in terms of efficient use of resources and a more pleasant experience for the homeowner. As you consider the various placements of your home on the site, be aware of the concept of the developable area (see Section 2.2). The developable area indicates the volume of space that can be utilized for your home, side entry garage, its drives, cuts and fills, landscaping, etc. Site grading should be kept to a minimum to preserve the natural beauty of Torreon. Home designs that in the ARC's opinion do not respect the site will be rejected.



3.0.1 Homestead, Rendezvous, Trailhead and Tollgate

Single-family homes in these neighborhoods must have a minimum livable floor area of 1,800 square feet and a detached or attached garage.

3.0.2 Mountain Houses

Single-family homes in Mountain Houses of parcel MU-1 and using Torreon Golf Club Mountain Houses designs must be sited to accommodate a home with a minimum livable floor area of 1,800 square feet. A smaller unit, consisting of a great room and attached bedroom suite, may be built. As such, the minimum allowable livable floor area may be 1,325 square feet, but as stated, the siting must allow for expansion to a minimum of 1800 square feet.

Designs other than those by Torreon Golf Club will be considered with a minimum of 1,500 square feet living area and a detached or attached garage.

3.0.3 Cardinal Landing

Single-family homes in Cardinal Landing, parcels MDR-4 and MU-6, must be sited to accommodate a home with a minimum livable floor area of 1,140 square feet and a detached or attached garage.

Due to the size and shallowness of these home sites, and to preserve tree screening at the front of the home, a side entry garage may not be

possible. Every site plan will be reviewed on an individual basis taking into account the unique characteristics of the home site. Side entry or detached and set back garages are encouraged in Cardinal Landing.

In Cardinal Landing where space is limited, the front of the garage may be considered “guest parking” if the space is large enough to accommodate two vehicles.

3.0.4 The Lodges

The Lodges, parcel MU-9, must be sited to accommodate a home with a minimum livable floor area of 1,800 square feet. Due to the size of these home sites, a detached or attached garage is not contemplated.

Guest parking has been provided throughout this parcel.

Duplex, zero lot line units will be permitted.

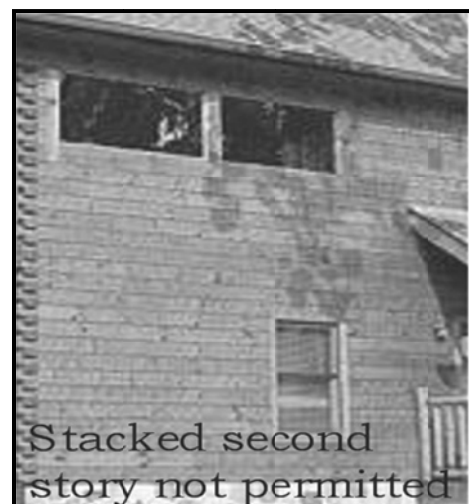
3.0.5 Torreon Meadows and Torreon Woods

Single family homes in Torreon Meadows, parcel MU-7B, and Torreon Woods, parcel MU-8, must be sited to accommodate a home with a minimum livable floor area of 1,800 square feet and a detached garage.

Every site plan will be reviewed on an individual basis taking into account the unique characteristics of the home site. Side entry detached garages are required in Torreon Meadows and Torreon Woods. Where space is limited, the entry of the side entry garage may be considered “guest parking” if the space is large enough to accommodate two vehicles.

3.1 BUILDING MASSING

1. Building mass shall be varied with the second story architectural elements stepped back a minimum of 5' from the lower façade. In Torreon Meadows and Torreon Woods, the building mass shall be varied with the second story architectural elements stepped back a minimum of 1' from the lower façade;
2. Garage doors are not permitted to face the street, except in cases of difficult topography;



3. Care must be taken to minimize the overall height of the building;
4. Step all foundations and rooflines to follow the natural terrain;
5. Stem walls and foundations of split face block shall not exceed 32" in height;
6. The use of stone or stone veneer is preferred to integrate the building foundation with the natural terrain. If used, stone or stone veneer must be applied to within 6" of ground level. Any solid surface material used on piers must be applied to within ½" of ground level;
7. Masonry must turn all corners and extend a minimum of 10' or to the first door or window jamb;
8. Show foundation vents on all elevations;
9. Group roof vents as inconspicuously as possible;
10. Visible foundation vents will be painted to match foundation material;
11. A maximum ridge length of 50' is preferable. Ridge lengths that exceed 50' will be reviewed on an individual basis.

3.2 BUILDING FACADES

The use of traditional architectural elements is encouraged. Careful placement and treatment of accent windows, for example, help create scale and character. In addition, exterior elements such as columns and walls should be carefully integrated into the design. Large masses should be broken up to articulate several volumes to reduce the impact of scale. The use of porches, entry treatments and shadow from openings or projections provide relief and rhythm to large surfaces, enhancing visual interest and scale.

Facades (particularly the front elevation) should be varied in placement, size and material to avoid visual monotony and to create interest and human scale. Horizontal breaks in a plan must provide articulation to elevations. The maximum unbroken length of a wall shall not exceed 30' horizontally or 24' vertically. Any offsets, or jogs, must be a minimum of 2'.

Entry treatment, porches and motor courts should be carefully incorporated to encourage street level activity. The weather-protecting qualities of porches and covered entries are an important element of the intended style.

Architectural articulation of facades and roof planes should be accomplished through the introduction of sub-elements such as projections, dormers, roof ridge jogs, roof overhangs, building face trims, recessed doorways, bay windows or porches.

If your home has more than one story, create a pedestrian scale and vertical transition in the front elevation by stepping back the second story and providing a roof or sub-element at the top of the first floor level. This eliminates a continuous two story vertical facade and creates opportunities for covered entries and porches.

No repetition or near repetition of the exterior of any approved residence in Torreon is permitted. The ARC may elect to permit or encourage such duplication within certain neighborhood boundaries in the interest of continuity or design on a grouping of small sites. The Mountain Houses of parcel MU-1 is one example.

3.2.1 Cardinal Landing

Similar model floor plans and elevations may be permitted and repeated within Cardinal Landing provided identical elevations are not used on contiguous sites. Similar elevations on contiguous sites are to be differentiated from each other in siding material and color, the side on which the garage is located and roof material and color.

Left, right and rear elevations shall introduce accent window treatment by the use of pop-outs and bay windows to help create scale and character on walls with a length of less than 30' horizontally or 24' vertically, and to provide architectural variety.

3.2.2 The Lodges

It is contemplated that the units will be constructed as an integrated multi-family duplex, zero lot line development.

3.2.3 Torreon Meadows and Torreon Woods

The maximum unbroken length of a wall shall not exceed 31' horizontally or 24' vertically. Any offsets, or jogs for the purposes of providing articulation to the elevation shall be proportionate to the scale of the home and must be a minimum of 1.0'. Roof overhangs and fascia dimensions shall be proportionate in scale to the size of the home.

Left, right and rear elevations shall introduce accent window treatment by the use of pop-outs and bay windows to help create scale and character on walls with a length of less than 31' horizontally or 24' vertically, and to provide architectural variety.

Similar model floor plans and elevations may be permitted and repeated within Torreon Meadows and Torreon Woods provided identical

elevations are not used on contiguous sites. Similar elevations on contiguous sites are to be differentiated from each other in color, elevation orientation (right versus left), the side on which the garage is located, and roof material and color.

3.3 ROOF SHAPES

A roof plan shall be submitted for review. All roof penetrations, slopes and materials must be shown on all elevations. Vents must be minimized and located inconspicuously. Vents must be painted to blend with the roof material.

Steep gabled roofs are permitted to help reduce the scale of the home, but must be well proportioned and will be closely reviewed. The predominant roof form should be hip or gable.

Roofs will have a minimum slope of 3' in 12' and a maximum slope of 12' in 12'. Roof overhangs are to be a minimum of 24" from the face of the exterior sheathing to the backside of the sub-fascia, in the horizontal plane. A double stacked fascia is required. The sub-fascia should be a minimum of 2" x 12" with a proportionately sized trim fascia. Small areas of flat roof may be permitted with ARC approval.

Mechanical equipment, antennas, satellite dishes, etc. are not permitted on roofs (see Section 2.11).

3.4 ACCESSORY STRUCTURES

All accessory structures shall be designed to complement the main residence.

3.4.1 Decks and Patio Covers

Decks and patio covers shall be constructed of natural materials compatible with the home. Unnatural deck and/or railing materials must be reviewed by the ARC.

3.4.2 Canvas and Metal Awnings

Canvas and metal awnings are not permitted. The rollup, security type awnings will be reviewed by the ARC on an individual basis. These security shields must be consistent in appearance with the siding on the exterior of the residence.

3.4.3 Patio Structures, Sun Shades and Gazebos

Patio structures, sun shades and gazebos may be permitted if the design is compatible with the residence, if the structure is within the developable area, and if the construction does not disturb the natural terrain.

3.4.4 Balconies

Balconies are permitted, but should not be dominant elements.

3.4.5 Guest Homes

Guest Homes may be permitted, as noted on the recorded plat for the respective subdivision, provided the guest home is designed to visually harmonize with the main home in color, material and style and, if detached, be visually related by a common breezeway, common walls, courtyards or landscape features. Any guest home must be built within the developable area. The size of guest homes is limited to 1000 square feet. The ARC may review requests for additional square footage on an individual basis. Guest quarters located over a garage will also be reviewed on an individual basis.

3.4.6 Entry Gates

Entry gates may be permitted on a case by case basis if the design is compatible with the residence, if the structure is within the developable area, and if the structure does not disturb the natural terrain. They shall be constructed with materials reflected in the residence, but shall not be faced with wood. It is recommended that they be of the same material as the stone facing on the residence and shall be capped with a matching stone or sandstone. Any lighting on the posts must comply with the exterior lighting requirements stated in Section 3.12. The gate posts shall be no higher than five feet and the base shall be square with a minimum of 24" on a side. The gate material shall be metal of a matte finish in black or a dark earth tone color; open frame in design and without ornate decoration. If the gate is automatic, all operating machinery shall be concealed from view. Final approval for gate installation will require a written approval from the City Building Safety Dept. and the Show Low Fire Marshal.

3.5 BUILDING MATERIALS

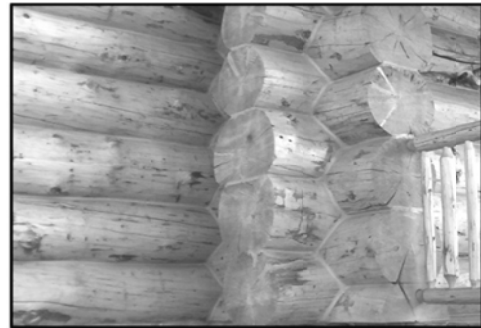
A wide variety of building materials is appropriate for quality residential construction. Combinations of materials should be chosen to be aesthetically compatible. Building materials should complement the natural climatic and built environment of Torreon. Contrasting materials can be selectively used to create building accents or to focus quality and elegance in entry areas. Materials other than those listed may be permitted on an individual basis if, in the judgment of the ARC, the material appears compatible with the character of the Torreon community.

3.6 EXTERIOR WALL SURFACES

The objective should be to create walls that are interesting, but not in competition with their surroundings. Walls can be surfaced with one to three different materials. Continuity of materials and colors is required for the entire developable area.

Exterior surfaces should be of natural materials, which are indicative of a rural environment. The following exterior wall materials are recommended:

- Wood shingles or "shaker town" panels
- Brick in earth tones used as accents
- Lightly textured plaster stucco with integral color or painted (not to exceed 25% of any exterior wall surface)
- Wood siding
- Indigenous stone (see Section 3.9)
- Real logs must be proportionate to the size of the home. Minimum 8" diameter required.
- Split face block shall not exceed 32" in height on any exterior wall
- Artificial stone (not to exceed 25% of any exterior wall) will be reviewed on an individual basis
- Screen, typically used to enclose a porch, is not encouraged; however, it will be reviewed on an individual basis. Minimum requirements are framing made of natural materials and the screen fabric must be as translucent as possible.



Exterior cover material used on walls shall be continuous and consistent on all elevations of a residence in order to achieve a uniform and complete architectural design statement.

The following materials are not permitted:

- Plywood (T1.11 or similar)
- Hardboard siding
- Mica plaster
- Exposed plain concrete block
- Corrugated metal or aluminum siding
- Vinyl siding
- Standard precision block
- Gloss-glazed ceramic tile
- Flat pine siding

Colors: **Final authorization for color selections will not be given until actual samples are reviewed.** Paints, stains and stucco shall be complementary earth tone colors with a minimum Light Reflective Value of 7 and a maximum Light Reflective Value of 27 (an actual sample is required before application). Since Light Reflective Values are not assigned for stain and the material(s) to which stain can be applied so varied, an actual sample of the building material(s), with the stain applied, is required before application on the home. This includes siding and trim material(s). Reflective colors or colors that are too light are not permitted. Contrasting materials, textures and colors may be used to add emphasis to entry areas and significant architectural features, but must relate to the architectural form and character of the home.

3.6.1 Cardinal Landing, Torreon Meadows and Torreon Woods

Repetition of exterior materials on contiguous sites is not permitted.

3.6.2 The Lodges

The Lodges will be built with the same siding material, cultured stone and roofing material as found on the Torreon Clubhouse and Fitness Center buildings. Each unit will vary in color, but all units will be within the same earth tone color range.

3.7 STONE PATTERNS

If flagstone is used it must be laid horizontally in an uncoursed ledge rock pattern. Vertically applied flagstone veneer is not permitted.

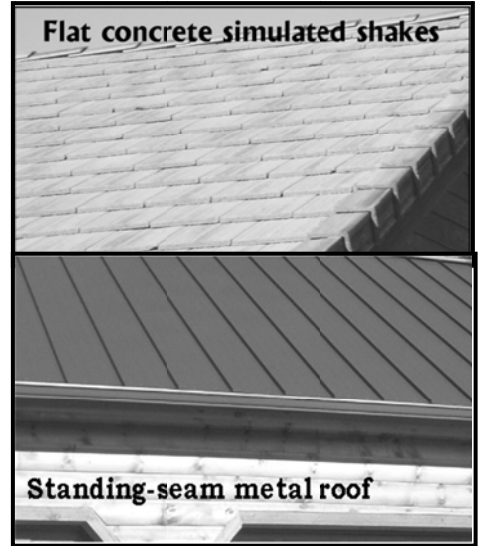
3.8 ROOFING MATERIALS



All roofing shall be of fire-retardant materials. Roofs will have a finished surface that will not produce glare or have reflective qualities.

The following roofing materials are recommended:

- Flat concrete simulated shakes
- Slate
- Artificial slate
- Copper, allowed to patina naturally
- Non-reflective, standing-seam metal with concealed fasteners
- High definition asphalt shingle roof (minimum 40-year with random cut design, “extra dimension” size, premium laminated fiberglass-reinforced asphalt construction, U/L wind resistant, Class “A” fire rating and ICBO accepted)
- Minimum 22-gauge rusted steel roofing (Corten or equivalent). An accelerator to speed the rusting process must be applied. Minimum 12” between standing ribs. An actual sample is required.



The following roofing materials are not permitted:

- Wood shakes or shingles
- Composition shingles
- Corrugated metal
- Metal, simulated shake shingles
- White or bright rock
- 90# roll roofing
- Mastic coated, pattern stamped sheet metal
- Barrel tiles – clay or concrete
- Spray urethane foam
- Glossy or reflective materials
- Cap sheet
- Gravel

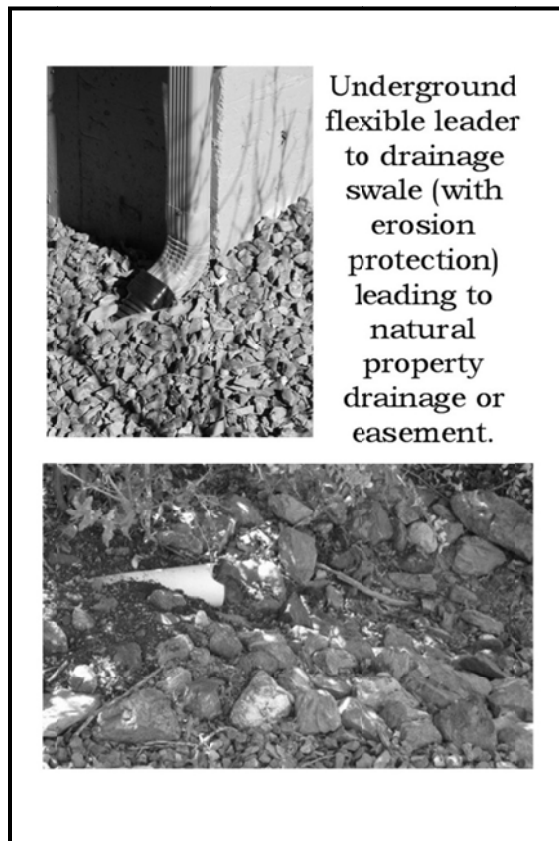
3.8.1 Roof Colors

Roofs shall have earth tone colors complementary to the surrounding natural landscape and in harmony with the terrain. Skylight frames shall be colored to match the surrounding roofing color. A minimum of three complementary roof colors shall be randomly integrated into each planning area to emphasize diversity and individual homes rather than use of a single repetitive color.

3.8.2 Gutters and Downspouts

If gutters and downspouts are utilized on the residence, they must be concealed unless designed as a continuous architectural feature. Exposed gutters used as an architectural feature are to be colored to match roof trim or siding material unless copper is used. Exposed downspouts must be colored to match the home's siding material or the surface to which they are attached unless copper is used. Gutters and downspouts are to be shown on all elevation drawings.

If gutters and downspouts are utilized on the residence, the concentrated flow from the downspouts must be dispersed in the following manner:



Surface drainage upon and across any property is the responsibility of the property owner through the implementation of sound construction and grading practices. Any improvement which creates an obstruction to or hinders surface flow, snow melt or groundwater discharge resulting in a back-up of storm waters, an increase of movement of predevelopment flow, or concentrating discharge onto neighboring properties is strictly prohibited unless a written agreement is reached with the affected adjacent property and a copy provided to the ARC. A signed Drainage Acknowledgement form is required.

3.8.3 Flashing and Sheet Metal

All flashing and sheet metal must be colored to match the material to which it is attached unless copper is used.

3.8.4 Vents

Vents, stacks and pipes must be colored to match the roof or wall material from which they project. Every effort should be made to minimize their visibility from the street and to group them so as to minimize roof penetrations.

3.8.5 Chimneys



Chimneys are to be faced with the same materials and textures as used on the home to ensure a consistency in character and style. Wood or stone facings are permitted. Chimneys should be rectangular, rather than square, with the sides having at least a 2:1 ratio. Spark arrestors are required. Prefabricated chimney caps and spark arrestors must be screened from view via metal shroud painted to match the chimney material. Exposed metal chimneys are not permitted.

3.8.6 Skylights

Skylights are to be designed as an integral part of the roof. Skylight glazing must be clear, solar bronze or gray. White or reflective glazing is not permitted. Skylight framing material must be bronze anodized or colored to match adjacent roof. Natural aluminum is not permitted.

3.8.7 Solar Panels

Solar heating panels should be an integral part of the design. Solar heating panels must be ground mounted and screened from view.

3.9 WINDOWS, DOORS AND GARAGES

Detailed door, window and wall openings are characteristic residential elements of the rural style intended for Torreon. Design treatments and architectural features such as porches, small roofs, overhangs, dormer type windows and projections to recess windows and doors are encouraged. Window and door details should support architectural details. The use of many different styles of windows on one facade should be avoided. The use of mirrored or highly reflective glass is not permitted.

The Lodges storm doors shall be of anodized aluminum, without ornamentation such as scallops, scrolls, bars or imitation gate hinges. Half-view storm doors are not permitted. Storm doors shall be the same color as the surrounding exterior door trim. Only clear glass is acceptable. No frosted, etched, stained, tinted or colored glass is permitted. Storm doors shall be by LARSON Full View Series, EMCO Full View Series or equal approved by the ARC. Door hardware must have non-reflective finish. The storm door color shall be only earth-tone brown in color. An application must be submitted to the ARC for review and approval before installation of storm door.

3.9.1 Exterior Glass and Glazing

Clear glazing with colored metal, vinyl, vinyl clad or wood frames is required. Mirrored glass and non-anodized or clear anodized aluminum frames are not permitted. Glass block and obscure glazing (or rain glass) is permitted on side elevations only. Any glazing or grout used with glass block must be a color compatible with the siding color and the color of the window frames used elsewhere on the home. White glazing or grout is not permitted.

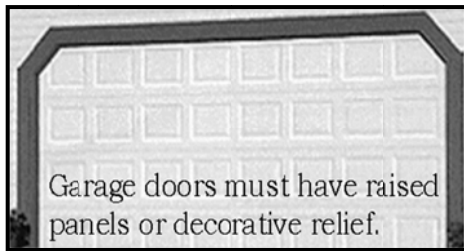
Window trim must provide a minimum 1" relief between trim surface and siding surface. If 2x trim material is used, this can be accomplished by butting siding material to the trim. If 1x trim material is used, this can be accomplished by applying the trim over the face of the siding.

Alternative trim details that **meet** the 1" relief requirement will be reviewed on a case by case basis.

3.9.2 Garages



basis.



Carports are not permitted. All garages must have garage doors. Since the garage is a major element in most homes, garage doors should be fully integrated into the design of the architecture.

Garage doors are not permitted to face the street. If, due to difficult terrain, the garage doors are visible from the street, they must be faced with a siding material used elsewhere on the building. Certain types of metal garage doors that present a wood appearance will be reviewed on an individual

Garage doors should be appropriately treated with decorative relief cuts or panels and must be recessed a minimum of 8". Unpainted or unstained plywood or fiberglass is not permitted. Single garage doors shall not be larger than 10' wide and 8' high. Double garage doors shall not be wider than

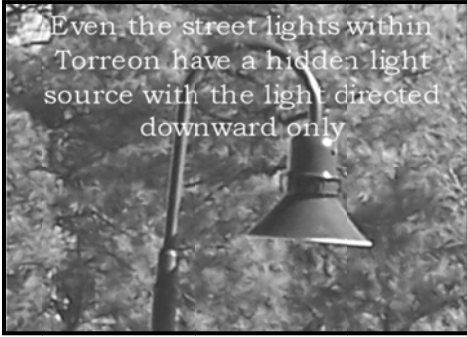
18' or taller than 8' and will only be permitted if they are not visible from the street and are screened from neighboring properties by mature vegetation. Variances due to special needs will be reviewed by the ARC on an individual basis. A minimum garage ingress/egress/turnaround radius of 25' is required.

3.9.2.1 Garages–Torreon Meadows and Torreon Woods

Certain side entry garage designs for Torreon Meadows and Torreon Woods can be expanded in size to accommodate added living space above the garage. Any deviation from the standard designs will be reviewed on an individual basis. In these designs, the added space may not be cantilevered above space between the garage and entry of the home and supported by posts so as to leave the open area below as covered space.

3.10 EXTERIOR LIGHTING

The design philosophy of Torreon extends to the preservation of the natural forest setting within the community at night as well as the daytime. The objective is to allow for the minimum lighting necessary to provide for



safety, security and the enjoyment of the outdoors, while not competing or interfering with the dramatic nighttime panorama or the natural darkness of the forest against the spectacular sky. For additional information on preserving our dark skies, please contact the Tucson-based International Dark-Sky Association at www.darksky.org or (520) 293-3198.

This website has a tremendous amount of information including fixtures from over 90 manufacturers.

In general, large and bright lighting themes more consistent with metropolitan residential areas will be avoided. Distinction and differentiation can be creatively accomplished with small, intimate and understated lighting themes more consistent with the forest setting.

To accomplish these goals, all attached and detached exterior lighting designs must be submitted for review and authorization by the ARC, before installation, as part of the design review process.

Motion sensors will be permitted only at points of ingress/egress to the home with a time limit no greater than five (5) minutes. The range of motion sensitivity cannot exceed thirty-five (35) feet from the plane of the fixture.

3.10.1 Wall-mounted Exterior Lights



Exterior lighting attached to the residence shall have a hidden light source with the light directed downward only and shall contain a 40-watt or less bulb so as to minimize glare to neighboring residences and structures or common areas.



For the purposes of illuminating a non-lighted area that might present security or safety issues, a motion detector activated flood light may be installed subject to the following conditions and approval by the ARC: The fixture must be black, dark brown or other dark earth tone color. Reflective surfaces on the fixture are prohibited.



The light shall be aimed so it will illuminate no further than 30 feet from the wall of the structure to which it is mounted, but in no case shall the illumination

extend into the setback area. Lights must be aimed so as to not shine on or into an adjacent property. The bulbs must be contained within a shroud that prevents the actual bulb from being visible from the side of the fixture.

The light shall be programmed to remain on no longer than five minutes per activation. The fixture should be mounted no higher than the top of the first floor, preferably under the eaves. Exceptions may be granted upon acceptable justification presented to the ARC.

3.10.2 Recessed Canister Exterior Lights

Overhead lighting will be considered in flat or vaulted areas over decks and entries where it can be demonstrated the lighting is necessary for safety. The lighting source shall not be visible from neighboring residences and structures or common areas. The use of amber bulbs is highly recommended.

3.10.3 Ceiling-mounted Exterior Lights



Overhead lighting that is attached, but is not in the ceilings of the covered entry or deck, such as spot, flood or recessed lights at the eaves, will not be considered. Any outdoor ceiling fan lights must have a hidden light source with the light directed downward only.

Suggested forms of deck and entry lighting in addition to wall-mounted fixtures that have a hidden light source with the light directed downward only, would be coffered lighting around the perimeter of deck or entry ceiling areas.

“Dropped” lighting to a height of 5’ to 7’ above the deck, consisting of a hidden light source with the light directed downward only, over outdoor deck dining or sitting areas is a suggested alternative to visible recessed can lights.

3.10.4 Deck Rail and/or Post-mounted Exterior Lights

Any light fixture placed on railing posts around the perimeter of the deck or on steps must have a hidden light source with the light directed downward only. Low voltage lighting placed at a maximum height of 18” to 24” or fixtures placed on top of railing posts are options available that help to preserve the natural forest setting.

3.10.5 Yard and Landscape Lighting



Lighting that is intended to “wash” outdoor areas beyond covered deck or entry areas will not be considered. Overhead lighting that is not attached to the residence and is above 24” in height, such as “moon” lighting in trees, “up” lighting designed to highlight landscape or home features, lighting above outdoor play or game areas or lighting above detached patio areas will not be considered. Any gazebo lighting must have a hidden light source with the light directed downward only.

Any street, walkway, driveway and/or landscape lighting will be low profile with a maximum height of 18” to 24”, have a hidden light source with the light directed downward only, and will contain a 12-watt or less bulb. The light(s) shall be aimed so it will (arc instead of illuminate). The placement of these fixtures must be staggered in order to avoid the “runway” effect. Fixtures should be placed a minimum of 8-10 feet apart.

The use of solar lighting fixtures is permitted for pathway, sidewalk or driveway lighting if the bulb does not exceed 12 watts in output and the finish of the fixture is matte, in a black, dark brown or other dark earth tone color. The use of the Sea Gull type fixture is approved with the 12 watt maximum bulb restriction. Reflective surfaces on the fixtures are prohibited. The fixtures shall not exceed the 24” height restriction.

Solar Pathway lighting for the **Lodges, Golf Villas I & II** conforming lights found in HOAMCO office.

4.0 ARCHITECTURAL DESIGN REVIEW

Submittal of plans and specifications for the construction or installation of any and all improvements to custom home sites and for the construction or installation of all improvements subsequent to occupancy is to be made to the ARC at one of the following addresses:

For information being sent via the United States Postal Service:

Torreon Architectural Review Committee
PO Box 4212
Show Low, AZ 85902

For information being sent via other shippers such as Federal Express, United Parcel Service and DHL:

Torreón Architectural Review Committee
3350 W Sugar Pine Way, Suite 100
Show Low, AZ 85901

While they are unable to accept building plans through these methods, the ARC can be reached by telephone at (928) 537-1067 and email at TorreónARC@hoamco.com.

The ARC shall include at least one member of the Association's Board of Directors who shall serve as chairperson of the ARC. This position may be filled by any member of the Board of Directors on a rotating or as-needed basis.

The ARC shall only review, authorize and/or prohibit submitted plans and specifications as to style, exterior design appearance, location and compliance with the provisions set forth in these guidelines and requirements included within the CC&Rs.

The ARC shall not be responsible for reviewing and/or authorizing any improvement plans and specifications for engineering design, structural engineering and safety, or for compliance with applicable zoning, building, or other city, state, or federal laws, ordinances, or policies.

Authorization of any proposed or existing improvement by the ARC shall not be construed to warrant or represent, in any manner, that the improvement was approved by or complies with the appropriate standards of any public agency that has jurisdiction over such improvement. Similarly, approval of any proposed or existing improvement by any public agency having jurisdiction over the improvement shall not constitute approval by the ARC.

If construction does not commence on a project for which plans have been authorized within one hundred twenty (120) days of such authorization, such authorization shall be deemed withdrawn and it shall be necessary for the owner to resubmit the plans to the ARC for reconsideration.

If construction is not completed on a project for which plans have been authorized within eighteen (18) months of such approval, such approval may, in the sole discretion of the ARC, be deemed withdrawn, unless extended by ARC approval. If approval is withdrawn, the incomplete construction is then deemed a violation of the CC&Rs (see CC&Rs Section 5.3.b) and may be subject to monetary fines (see Section 5.12 for details).

Substantial forward progress must also be maintained on all new construction projects. Any major delays in construction progress, other than usual weather conditions, must be detailed in writing to the ARC. By way of illustration, but without limitation, submissions to the ARC for authorization are required for the following improvements:

1. New construction of the main residential structure on a lot or rebuilds of the main residential structure on a lot.
2. Installation of drives, walks, accessory buildings, garages, fences, retaining walls, steps, trellises, patio overheads or decks, gazebos, sundecks, wind screens, swimming pools, water features and/or fountains, spas, hot tubs, exterior lighting, sound systems and solar energy systems.
3. Painting of an existing structure when the color is being changed from the existing approved color.
4. Installation, revision or addition to landscaping and or surface improvements including ground covers, trees, shrubs, plants, irrigation or drainage systems, recreation areas and surface drainage.

4.1 ARCHITECTURAL DESIGN PROCEDURES

The following design review procedures shall apply to all new construction of the main residential structure on a lot or rebuilds of the main residential structure on a lot. For all other architectural submissions, please contact the ARC for design review procedures.

Step 1 - concept meeting to be held at the beginning of the design process. The owner, builder and architect will meet with the ARC to discuss the design process, building footprint criteria and to clarify any questions related to the review process.

Step 2 - submission of three (3) sets of working drawings as well as color samples of all building materials and other required forms.

Step 3 - final design approval by the ARC.

Step 4 - survey that shows staked foundations and improvements. See Section 4.4.3 for specific requirements.

Step 5 - on-site construction review.

Step 6 - on-site final inspection of all improvements to be conducted by the ARC. This inspection should not be confused with the Certificate of Occupancy inspection conducted by the City of Show Low.

Any modifications made to the approved plans must be submitted to the ARC for review before the change is implemented. Any improvements or changes made to the property after the home has been completed must also be authorized by the ARC beforehand. Fines could be imposed on any project that has been altered without first submitting for approval.

4.2 REVIEW FEE AND COMPLIANCE DEPOSIT

The Design Review fee for all new construction or rebuilds of a main residential structure on a lot is \$2,000. This fee is to be paid with the submission of working drawings and is non-refundable. If for any reason a design is not authorized, this fee will be refunded. The ARC reserves the right to require an additional design review fee if plans are not corrected to meet the Guidelines within a reasonable number of submittals.

To assure the owner's and builder's compliance with these guidelines and their agreement to build all structures, landscaping and other improvements in complete conformance with approved plans, the ARC also requires two construction compliance deposits: one from the owner in the amount of \$2,500 and another from the builder in the amount of \$2,500. On owner as builder projects, one construction compliance deposit in the amount of \$5,000 is required. These deposits must accompany the written request for stake and string inspection and will be held by the Association until the residence has passed final inspection by the ARC as described below.

The Association will place the deposits in a trust account. The cost of the trust account will be shared equally between the Association and the Owner. Any interest earned on the deposits shall become a part of the deposits.

If the owner or builder fails to comply in any way with these Design Guidelines, approved plans, construction rules or CC&Rs, then the funds held in the construction compliance deposit may be used to pay the costs of correcting such failure. The relevant party will then be required to bring their deposit back to the original \$2,500. The deposits, after the final inspection has been passed, will be returned. If the construction project is abandoned, the Association may determine the appropriate use of the deposits.

4.3 DESIGN REVIEW REQUIREMENTS

4.3.1 Step 1: Preliminary Meeting

A preliminary meeting will be held between the owner, builder, architect and the ARC prior to completion of the architect's design package. This meeting is intended to be an informal session where the architect can present the preliminary conceptual design to the ARC, who will then determine if the architect is meeting the intent of these Design Guidelines. The owner or his representative should contact the ARC to set up this initial meeting. Please call (928) 537-1067 or email TorreonARC@hoamco.com to schedule this preliminary meeting.

All drawings may be on tracing paper. Conceptual plans may be rough sketches and should include the following:

- Site survey (topographical survey)
- Building footprint criteria
- Approximate finish grades, floor elevations and existing natural grades
- Rough-sketch of building plan
- Sketch of exterior elevation(s) showing maximum height related to existing natural grades.

4.3.2 Step 2: Working Drawings

This submittal shall include the following:

- A fully completed Submittal Form and Architectural/Builder Check List;
- Signed Drainage Acknowledgment and Construction Policy Acknowledgment forms;
- Three (3) complete sets of full-sized working drawings and one (1) 8 ½" x 11" set which includes only site plan, all four elevations and floor plan. These drawings must be clear, accurate and professionally prepared;
- Two copies of the color and material sample folder - The type of material and color of each building material listed on the Submittal Form must be identified with a manufacturer's name and list number. Color photos and/or catalog cutouts are required. Final authorization of color selections will not be given until actual samples are reviewed.

Step 2 will not be considered complete and the submittal placed on the ARC's schedule for review until all of the above items are received

collectively (partial submittals will not be accepted). When the submittal is presented, a checklist for your signature verifying the accuracy of all requirements will be required. If the complete submittal is not received before noon on the Wednesday before each Friday ARC meeting, the submittal will be placed on the agenda for the next ARC meeting. There can be no exceptions to this deadline.

4.3.2.1 Topographical Survey

- Engineer-stamped or licensed surveyor-certified topographical map showing lot lines, setbacks, existing trees and rock outcropping(s)
- Building footprint, setback dimensions and clearance for construction
- Meandering drive, including slopes and material
- Guest parking location
- All buildings, structures, fences, walks, slopes and street(s) contiguous to the lot
- All proposed utility trenching routes.

Cardinal Landing, Torreon Meadows and Torreon Woods: Once approved, subsequent submissions of approved models will require a site plan only indicating lot lines, set back lines, drive, utility access into the developable area and building footprint. Prior to commencing construction, trees are to be flagged identifying those outside the developable area, and those trees that will be removed as a result of construction.

4.3.2.2 Grading Plan

- A plan that reveals existing contours, flow line and finish grades;
- Drainage pattern, drainage system, downspout points of connection, drainage for surface and subsurface, including direction of flow and type and size of facility as outlined in Section 3.10.2;
- Cross section of any drainage swales and retention for slopes greater than 3:1
- All retaining structures, including a cross section.

Any diversion of development installed drainage or excessive drainage from off-site may require a professionally prepared drainage plan.

4.3.2.3 Floor Plan

- Indicate all walls, columns, openings and any conditions or features that will affect the exterior design of the building
- Scale accurately all items and parts of plans and details, including balconies, decks, garages, storage buildings, patio covers and square footage of total living area of the residence
- Include notes on all exterior items that cannot be clearly noted on the elevations.

4.3.2.4 Elevations

- All exterior elevations must show maximum height related to existing natural grade
- Foundation stepped to follow existing natural grade
- All proposed roofing material(s)
- All roof penetrations
- Roof pitch minimum 3:12; maximum 12:12 and ridge heights above existing natural grade
- Gutters, downspouts and flashing
- Roof and foundation vents
- Garage door material, color and size
- Door, window and skylight detail
- Chimneys – materials, caps and how spark arrestor will be screened from view
- All exterior building materials, colors, paints, stains and textures for all items listed on the Submittal Form is mandatory. A legend for these materials is highly recommended.

4.3.2.5 Cross Sections

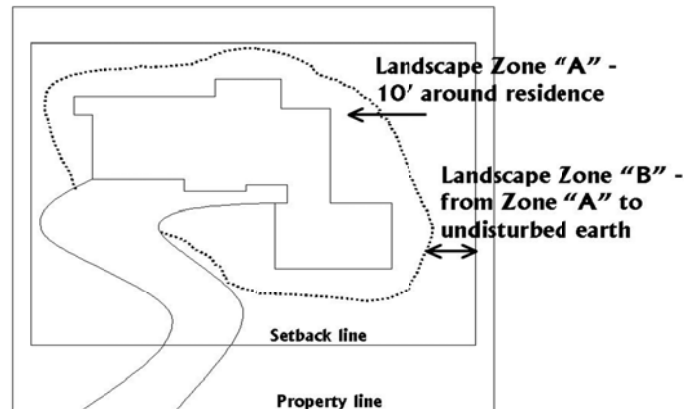
- Provide two (2) site and building sections. The sections should be located to clearly show how the building(s) relate to the existing grades
- Show existing and finish grades
- All proposed fences and retaining walls.

4.3.2.6 Landscape Plan

If a full landscape plan is not part of the first submittal, a partial plan is required detailing how the property will be returned to its natural state. This partial landscape plan should also state that a formal landscape plan will be submitted to the ARC for review and authorization

within six (6) months and the landscaping will be completed within twelve (12) months.

Any full or partial landscape plan should be addressed in zones. Zone A is 10' around the new home; Zone B is from this 10' line to undisturbed earth (see the following diagram).



When the full landscape plan is submitted, it should include the following:

- Clearly indicate any existing landscape features that will be removed or relocated
- Drainage for surface and subsurface, including direction of flow, type and size of facility
- Cross sections of any drainage swales, retention for slopes greater than 3:1 and retaining structures 18" or greater in height
- Soil preparation and irrigation specification
- Type, size and location of all plant materials
- All fences, walls, trellises and any landscape lighting location, material and color
- Show probable placement of fences, walls, gazebos, barbecues, pools, spas, etc.
- Be consistent with the landscape standards set forth in these Design Guidelines.

4.3.2.7 Other Required Documents

- Roof plan
- Electrical plan
- Framing plan
- Foundation plan

- Professionally prepared drainage plan (for certain properties and at the discretion of the ARC)

Additional documents or a scale model may be required as deemed necessary by the ARC to clarify issues.

4.3.3 Step 3: Final Design Approval

When the ARC has determined that all requirements for Step 2 have been met, the ARC must, within thirty (30) calendar days, meet and either approve or disapprove the proposed improvements. The ARC will provide a written acknowledgement that the approved plans, including any approved amendments, are in compliance with all rules and guidelines in effect at the time of the approval and that the refund of the deposit requires that construction be completed in accordance with those approved plans.

For custom home properties, the ARC will also notify adjoining home owners, as a minimum, and any other lot owners the ARC determines may be impacted by the submittal. Those notified have fourteen (14) days from the date of such mailing to respond to the ARC if they wish to review the submittal. The ARC offers this review as a courtesy to keep you informed of happenings in your area. Design changes to the submittal will normally not be considered. The ARC will provide written notice to the owner. Failure by the ARC to act within this 30-day period will constitute authorization of the submittal. In the event of such authorization due to non-action by the ARC, the owner may then request, in writing, formal notification of the status of his submittal.

Should the ARC not authorize a submittal, the owner has the right to appeal the decision to the ARC, in writing, for reconsideration at the next scheduled meeting or finally, to the Board of Directors, once again in writing, for a final decision at the next regular meeting or special meeting called for the purpose of considering the appeal.

Upon receiving approval by the ARC, the working drawings and plans shall then be submitted to the City of Show Low for approval and issuance of grading and building permits. If the City issues a denial of the plans, and the required corrections make any change in the elevations, then the plans will be resubmitted to the ARC after the non-conforming issues have been remedied.

After the City issues permits, the owner must provide to the ARC:

1. A copy of all building and/or grading permits

2. Builder's name, Registrar of Contractors license number and daytime telephone number(s), unless the owner is acting on his own behalf as an owner builder.
3. Emergency contact information for the builder and owner.

4.3.4 Step 4: Stake and String

After the City of Show Low issues a building permit, the property can be staked and strung. When the field layout is ready, a written request for inspection must be submitted to the ARC. A copy of the building permit, a \$2,500 construction compliance deposit from the owner, a \$2,500 construction compliance deposit from the builder and signed Owner and Builder Compliance Agreement forms are required along with the request for the stake and string inspection.

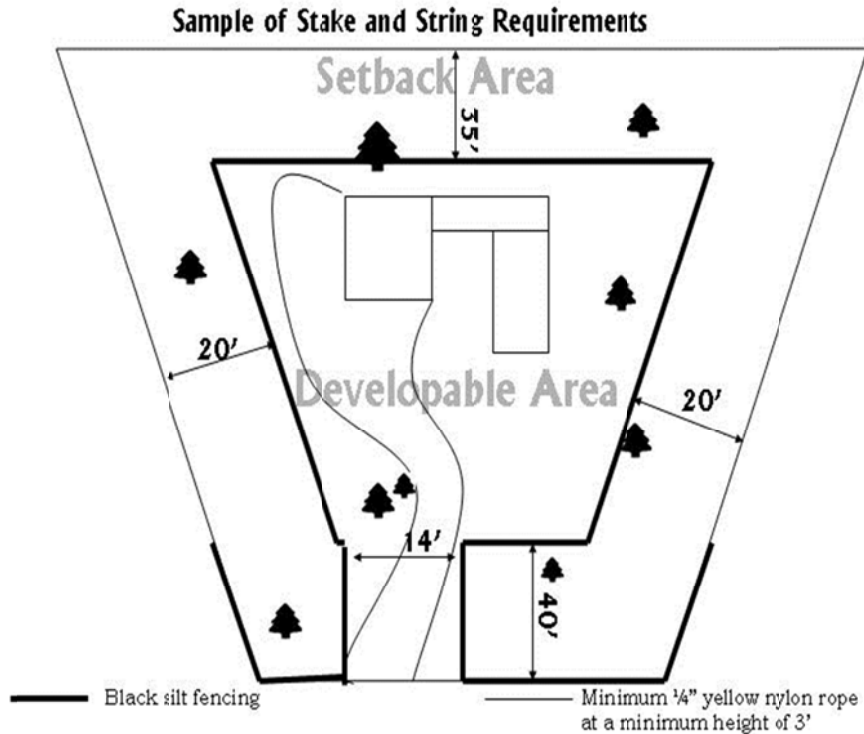
The ARC will pass, or disapprove, the field layout within ten (10) working days after receiving written notice. Verbal requests for a field layout inspection will not be accepted.

If, for any reason, the ARC is required to inspect the field layout more than twice, an additional inspection fee of \$100.00 per inspection is required.

Specific requirements for the Stake and String Inspection are (also see diagram below):

- All property lines must be marked with minimum ¼" diameter yellow nylon rope at a minimum height of 3';
- All setback lines, along with that portion of the driveway through the front setback, must be marked with black silt fencing with rebar reinforcement every 40'. This fencing must also be topped with minimum ¼" diameter yellow nylon rope at a minimum height of 3';
- A stake and string outline of the building footprint(s);
- The driveway and guest parking locations marked with ground paint.

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In addition to the above, black vinyl fencing with rigid supports may be used to delineate the property lines. If used, this fencing must be a minimum of 4' tall and installed with T-posts or equivalent.

Examples of acceptable fencing are on display at the Association office.

ALL FENCING AND ROPE MUST REMAIN IN PLACE AT ALL TIMES THROUGHOUT THE ENTIRE CONSTRUCTION PROCESS.

No clearing, grading or excavation shall begin without written ARC approval.

Substantial forward progress must be maintained on all new construction projects. Any major delays in construction progress, other than usual weather conditions, must be detailed in writing to the ARC. If construction is not completed within eighteen (18) months of plans authorization, the project could be subject to monetary fines.

4.3.5 Step 5: Construction Review

Once construction has commenced, the architectural compliance coordinator acting on behalf of the ARC will conduct an on-site formal review of the lot to determine if construction is in compliance with

approved plans. The Owner or Owner's agent may attend the on-site formal review. Within five (5) business days after the formal review, the Association will provide the Owner or Owner's agent with a written report specifying any deficiencies, violations or unapproved variations from the approved plans that have come to the attention of the ARC.

4.3.6 Step 6: Final Inspection

After substantial completion of all improvements within eighteen (18) months, unless extended by ARC approval, the owner and/or builder shall submit a written final inspection request to the ARC indicating that all improvements, including landscaping, are complete and in conformance with the approved plans and specifications of the ARC.

Upon receipt of the final inspection request, the ARC must conduct an on-site inspection of the improvements within ten (10) working days. The Owner or Owner's agent may attend the final inspection.

Within five (5) days after the final inspection, an ARC representative will provide the Owner or Owner's agent with a written report (or update the first written report) specifying any deficiencies, violations or unapproved variations from the approved plans that have come to the attention of the ARC.

Within thirty (30) business days after the second formal review, an ARC representative shall provide to the Owner a copy of the written report (or second update to the first report) specifying any deficiencies, violations or unapproved variations from the approved plans that have come to the attention of the ARC.

If the written report does not specify any deficiencies, violations or unapproved variations from the approved plans, the Association will promptly release the deposit monies to the Owner or Builder. If the report identifies any deficiencies, violations or unapproved variations from the approved plans, the Association will hold the deposit for 180 days or until a receipt of a subsequent report of construction compliance, whichever is less. If a report of construction compliance is received before the 180th day, the Association will promptly release the deposit monies to the Owner or Builder. If the compliance report is not received within 180 days, the Association will release the deposit monies promptly from the trust account to the Association.

Neither the approval of the plans nor the approval of the actual construction by the ARC or the Association shall constitute a representation or warranty that the plans or construction comply with

applicable governmental requirements or applicable engineering, design or safety standards. The Association in its discretion may release all or any part of the deposit to the Owner or Builder before receiving a compliance report. Release of the deposit to the Owner or Builder does not constitute a representation or warranty from the ARC or Association that the construction complies with the approved plans.

If, for any reason, the ARC is required to inspect the residence more than twice, an additional inspection fee of \$100.00 per inspection is required.

4.3.7 Modifications to Approved Plans

No deviation from or modifications to the authorized plans shall be made without a new submittal to the ARC. The revised submittal shall indicate the change(s) requested and the reason(s) for the change(s). Changes or modifications implemented without prior authorization from the ARC are subject to monetary fines to both owner and general contractor. The review and authorization of modifications shall take place within the same time period as required for new construction. A Miscellaneous Submittal Form is required for each change requested.

5.0 CONSTRUCTION REGULATIONS

The preservation of the natural landscape and inherent erosion control with natural vegetation is paramount. To minimize the effects of construction on the natural landscape of Torreon, the following regulations will be strictly enforced during the construction period of all improvements within the community. Any change to the exterior of any home or property without prior authorization from the ARC is subject to possible monetary fines to both owner and general contractor.

The Summarized Construction Regulations must be posted at all construction sites at all times. A copy of these regulations is available to you from the Torreon Community Association office. They are also included at the end of this document.

All construction must be performed in compliance with applicable laws of the City of Show Low and the State of Arizona. Owner as builder projects, for occupancy by owner, are permitted. Construction must be completed within eighteen (18) months of plan authorization by the ARC. Landscaping must be substantially completed within that same time frame.

Any violation of these regulations by an owner's agent, representative, builder, contractor or subcontractor shall be deemed a violation by the

owner and may risk the forfeiture of the deposit and/or the suspension of the building permit.

5.1 WORKER REGISTRATION

Before any construction worker can drive within Torreon, that person must register with the Association office. Registration requires a valid United States driver's license and proof of current vehicle insurance. The registration tag must be displayed from the vehicle's rear view mirror at all times while on Torreon property. Unregistered workers will not be permitted to drive within Torreon.

5.2 CONSTRUCTION TRAILERS

Construction trailers or temporary field offices may be used if they are shown on the approved plans, and are placed to avoid damage to the natural landscape. These structures must be removed from the site upon substantial completion of the residence.

5.2.1 Cardinal Landing

Construction trailers or temporary field offices may be used if they are placed on a developable site within the setbacks of that site and are placed to avoid damage to the natural landscape. The construction trailer or field office must be placed in an area of the development that will be the least conspicuous.

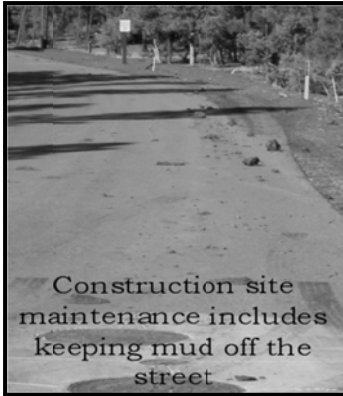
5.3 TRASH RECEPTACLES AND DEBRIS REMOVAL

An approved trash receptacle must remain on the site at all times. At the end of each day, any type of trash or debris, whether construction related or people-generated (lunch trash, candy wrappers, soft drink cups or cans, etc.) will be cleaned up from the site. Any type of trash or debris blowing onto neighboring properties will also be removed daily.

Owners, builders and subcontractors are not permitted to dump, bury or burn trash and/or debris anywhere on the property. The use of neighboring properties or common areas for site access, storage or parking is strictly prohibited and is subject to possible monetary fines.

Heavy debris such as broken stone, wood scrap or the like, must be removed from the site immediately upon completion of the work of each trade that has generated the debris.

All concrete washed out from trucks or mixers must occur within the developable area of the property in a location where it will ultimately be concealed by the structure or covered by backfill. Washout in the road right-of-way, setbacks, drainage ditches or on adjacent properties is strictly prohibited.



During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or from affecting other lots or any open space. Any clean-up costs incurred by the ARC or the Association in enforcing these requirements shall be payable by the owner. Dirt, mud or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces, driveways or other portions of Torreon.

5.3.1 The Lodges

One individual receptacle shall be permitted in MU-9.

5.4 SANITARY FACILITIES

Each owner or builder shall be responsible for providing adequate sanitary facilities for the construction workers. Portable toilets must be located within the developable area.

5.5 CONSTRUCTION ACCESS

Each property will have only one entrance, the approved access drive. The use of neighboring properties, setback areas or common areas as entrance to a property is strictly prohibited and is subject to possible monetary fines.

5.6 VEHICLES AND PARKING

The only approved parking area is inside the developable area of the property under construction. Parking on neighboring properties, in the setback areas or common areas is strictly prohibited and subject to possible monetary fines. If parking on the street is required, all vehicles must park on one side of the street with courtesy to the neighbors by not blocking driveways, mailboxes, garbage collection, etc.

5.6.1 The Lodges

Construction crews will not park on, or otherwise use, undeveloped portions of sites or open space. All vehicles shall be parked in designated parking spaces provided and on one side of the street. There will be no parking in front of the Torreon Fitness Center or parking spaces adjacent to the first landscaped common area.

5.7 CONSERVATION OF NATIVE LANDSCAPE

Prior to construction, major terrain features and sensitive trees and plants outside of the developable area must be protected with snow fencing or similar to prevent damage. The ARC shall have the right to flag major terrain features, trees and plants which are to be fenced for protection. Protected trees within the developable area must be marked and protected by flagging, fencing or barriers. Any trees or branches removed during construction must be promptly cleaned up and removed from the construction site.

Major removal of any native vegetation (not just large trees) within the setback areas is strictly prohibited. Any encroachment, disturbance, damage or destruction of any kind (with the exception of the fourteen (14) foot driveway and utilities trenches) in any portion of the setback areas is strictly prohibited. Any damage shall be restored with native, indigenous plantings to as predevelopment a state as possible. This restoration will take place within one week of notification by the ARC and must be in accordance with requirements in Section 4.4.2.6. Failure to comply with restoration requirements is subject to possible monetary fines as outlined in Section 5.12. This is a zero-tolerance policy.

5.8 DUST AND NOISE CONTROL

The contractor is responsible for controlling dust and noise from the construction site. This includes removal of dirt and mud from public or private roads that is the result of construction activity on the site. In accordance with Section 2.6.2, a minimum 3" temporary rock base of 1 ½" to 1 ¾" cinders shall be laid from the road edge into the property a minimum distance of 30'. This transition must be maintained throughout the construction process.

The playing of radios or use of other audio equipment by construction crews during the improvement of any property at Torreon is not permitted.

5.9 MATERIAL DELIVERIES



All building materials, equipment and machinery required to construct a residence or commercial building on any property at Torreon must be delivered to and remain within the developable area of each site. This includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes or any other equipment or machinery that will remain at Torreon overnight.

5.9.1 The Lodges

All building materials, equipment and machinery required for construction must be delivered to the designated staging area agreed upon by the ARC and general contractor. A chain link fence with green shade cloth, screening the interior from view, will border the staging area.

5.10 ILLEGAL DRUGS, FIREARMS, ALCOHOL AND PETS

Carrying any type of firearms on Torreon property is not permitted.
Illegal drugs are not permitted on Torreon property.
Alcohol is not permitted on Torreon property.
Construction crew pets are not permitted on Torreon property.

5.11 DAILY WORKING HOURS

Daily working hours Monday-Friday for each construction site are 7:00 am to 6:00 pm.

Saturday working hours for each construction site are 9:00 am to 4:00 pm. No Saturday construction work will be allowed on holiday weekends. This will include Easter weekend, Memorial Day weekend, 4th of July weekend, Labor Day weekend, Thanksgiving weekend, Christmas weekend and New Year weekend.

ABSOLUTELY NO CONSTRUCTION IS PERMITTED ON SUNDAY AND MAJOR HOLIDAYS.

No blasting shall occur before 9:00 am or on any major holiday, specifically New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. The temporary code for contractors will not work at the gates on those Saturdays as well as all Sundays and holidays.

5.12 SMOKING AND FIRE EXTINGUISHERS

All persons on the property must adhere to all Torreon smoking/fire regulations.

Three (3) 10-pound ABC fire extinguishers must be conveniently and strategically located throughout the construction site. A minimum 5/8" diameter water hose connected to a minimum 3/4" diameter supply shall be ready for immediate use to any area of the construction site. The hose and water supply must be in place prior to use of any flame or welding and before the delivery of combustible material to the site. The general contractor of the site where anyone is caught smoking outside a vehicle with an ashtray or using a warming fire, burn barrel or any other type of open flame will automatically receive a \$1,000.00 fine. This is a zero-tolerance policy and there will be no exceptions. A Stop Work Order will be issued until the general contractor has brought their construction compliance deposit back up to the original amount.

5.13 STANDARDIZED FINE SCHEDULE FOR CONSTRUCTION VIOLATIONS

The Torreon Community Association Architectural Review Committee Compliance Coordinator is responsible for monitoring the compliance of each builder with the Torreon Constructions Regulations and Guidelines. The following procedures will be in effect:

- First infraction: Warning
- Second infraction: Fine without further notice to be deducted from the compliance deposit
- Third infraction: Additional fine without notice and Stop Work Order issued until all infractions are brought into compliance.

Each subsequent infraction of any of the construction regulations shall result in additional fines and immediate Stop Work Order.

The relevant party will also be required to take their compliance deposit back to the original \$2,500 before work can commence.

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<u>VIOLATION</u>	<u>FINE</u>
Staging materials outside developable area	\$200 - \$1,000
More than one access into developable area	\$200 - \$1,000
Dumpster or portable toilet outside developable area	\$200 - \$1,000
Improper disposal of trash or building materials	\$200 - \$1,000
Construction not complete with eighteen (18) months	\$200 - \$1,000 per week
Mud, dirt, oil, concrete on road or adjacent property	\$500 - \$1,000
Damage to utilities, pavement or adjacent property	\$500 - \$1,000
Speeding	\$500 - \$1,000
Damage to setbacks (zero-tolerance policy)	\$500 - \$1,000
Smoking, burn barrel, warming fire, open flame (zero tolerance policy)	\$1,000 no exceptions
Parking on more than one side of street	warning, \$100, \$250, \$500
Overnight parking on street	warning, \$100, \$250, \$500
Playing radios	warning, \$100, \$250, \$500
Having pets on site	warning, \$100, \$250, \$500
Improper dress (shirts to be worn at all times)	warning, \$100, \$250, \$500
Illegal drugs, alcohol, or firearms on property	warning, \$100, \$250, \$500

6.0 ARCHITECTURAL DESIGN GUIDELINES VIOLATIONS

After final inspection, any development or changes to the exterior of the home or any changes inside or outside the developable area, including any landscaping, must be reviewed and authorized by the ARC before the change takes place. A Miscellaneous Submittal Form must accompany any requested changes. Changes made without prior authorization from the ARC could be subject to monetary fines.

Most homes require a certain amount of maintenance as the years go by and those in mountainous areas even more so due to the weather. Over time, colored concrete begins to fade and siding stain begins to look a bit washed out. These types of maintenance issues are the responsibility of the owner(s).



Any untidy-looking maintenance issues or any changes noted to the exterior of the residence or the property without ARC authorization will be subject to the following procedure:

- Warning: The owner(s) will be notified, in writing, of the violation(s) and given fourteen (14) days to correct the violation(s).
- First Notice: If the cited violation(s) is not corrected within fourteen (14) days, a First Notice will be sent to the owner(s) reiterating the violation(s) and noting a possible \$50.00 fine.
- Second Notice: If the cited violation(s) is not corrected within ten (10) days, a Second Notice will be sent to the owner(s) reiterating the violation(s) and a \$100 fine imposed.
- Final Notice: If the cited violation(s) is not corrected within ten (10) days, a Final Notice will be sent to the owner(s) reiterating the violation(s) and a \$300 fine imposed.
- Further Action: To be determined by the Board of Directors and can include legal action or other options as allowed by the Association's governing documents and the laws of the State of Arizona.

The property owner not in compliance will be given an opportunity to contest the notice pursuant to statute and/or request an opportunity to be heard.

POSSIBLE VIOLATIONS*

- **Any** modification or change to home or property made without prior authorization by the ARC
- Exterior, wall-mounted light fixtures do not have a hidden light source with the light directed downward only
- Driveway material does not adhere to the Guidelines
- Landscape lighting installed does not have a hidden light source with the light directed downward only
- Utility boxes or meters are not painted to blend or screened from view
- Concrete color has faded over time and now appears uncolored
- Siding stain has faded over time and now appears washed out
- Fixture(s) contain higher wattage bulbs than permissible for that type fixture
- Sign(s) installed that does not meet the design criteria

*This list is not all-inclusive. The Association reserves the right to include other violations that may arise over time.

TORREON

ARCHITECTURAL REVIEW COMMITTEE CONSTRUCTION REGULATIONS

(Summarized from Section 5, Torreon Architectural Design Guidelines)

1. ANY DEVIATION FROM OR MODIFICATIONS TO THE AUTHORIZED PLANS without prior authorization from the ARC is subject to monetary fines to both the owner and the general contractor.
2. All property and setback fencing and ropes must remain up at all times during the entire construction process.
3. All construction workers who drive and their vehicles must be registered with the Association office and properly display the registration tag at all times while within Torreon.
4. All construction must be performed in compliance with applicable laws of the City of Show Low and the State of Arizona.
 - a. Construction must be completed within eighteen (18) months of plans authorization or monetary fines are possible.
 - b. A violation of these Regulations by an owner's agent, representative, builder, contractor or subcontractor shall be deemed a violation by the owner.
 - c. Violations of these Regulations risk fines, penalties or forfeiture of the Construction Compliance Deposit and/or a Stop Work Order being issued.
5. Fire Protection
 - a. A minimum of three 10-pound ABC fire extinguishers shall be easily accessible on site at all times.
 - b. A minimum $\frac{5}{8}$ " diameter water hose connected to a minimum $\frac{3}{4}$ " diameter water supply shall be ready for immediate use to any area of the construction site.
 - c. The hose and water supply must be in place prior to the use of any flame or welding equipment and before delivery of any combustible materials to the site.
 - d. Smoking is prohibited except inside a vehicle with an ashtray.
 - e. All persons must adhere to all Torreon fire regulations.
 - f. Use of burn barrels and/or warming fires is strictly prohibited.
 - g. Any violation of the zero-tolerance smoking and fire policy is subject to an immediate \$1,000.00 fine. There will be no exceptions.**
6. Sanitary facilities must be on each site, INSIDE the building envelope.
7. Illegal drugs, alcohol, firearms and construction crew pets are not permitted within any portion of Torreon.

NOTE: These rules and regulations are subject to change without notice.

TORREON

ARCHITECTURAL REVIEW COMMITTEE CONSTRUCTION REGULATIONS

(Summarized from Section 5, Torreon Architectural Design Guidelines)

8. Trash and Debris

- a. An approved trash receptacle must be on site INSIDE the building envelope.
- b. The receptacle must be emptied regularly to avoid over flow.
- c. **At the end of each day, ALL** trash and debris shall be cleaned up, whether construction related or people-generated.
- d. Dumping, burning or burying trash and debris on site is prohibited.
- e. Heavy debris such as stone, wood scrap, etc. must be removed from the site immediately upon completion of the work of each trade that created the debris.
- f. Dumping concrete washout in bar ditches, streets or outside the building envelope is prohibited.

9. Parking and site access – **ANY TYPE OF DESTRUCTION TO THE SETBACKS IS SUBJECT TO MONETARY FINES**

- a. Access to the site is via the driveway ONLY. Using neighboring properties or setbacks is strictly prohibited.
- b. All parking must be within the developable area on the site or on ONE SIDE OF THE STREET ONLY, with courtesy to neighboring driveways, mail boxes, trash containers, etc.
- c. Absolutely no parking on neighboring lots or in setbacks.

10. Dust and Noise Control

- a. General Contractor is responsible for controlling dust, mud and noise from the construction site.
- b. Mud and dust on streets as a result of construction activity shall be regularly removed at General Contractor's expense.
- c. Playing of radios or use of other audio equipment by construction crews is PROHIBITED.

11. Material Deliveries

- a. All material deliveries must be staged INSIDE the developable area.
- b. Any overnight equipment or machinery must be staged INSIDE the developable area.

12. Construction hours

- a. Construction hours are Monday through Friday, 7:00 am to 6:00 pm; Saturday, 9 am to 4 pm. No Saturday work on holiday weekends.
- b. No construction is permitted on Sunday and major holidays.

NOTE: These rules and regulations are subject to change without notice.

TORREON

ARCHITECTURAL REVIEW COMMITTEE STANDARDIZED FINE SCHEDULE FOR CONSTRUCTION VIOLATIONS

(Summarized from Section 5, Torreon Architectural Design Guidelines)

The Torreon Community Association Architectural Review Committee Compliance Coordinator is responsible for monitoring the compliance of each owner and builder within the Torreon community. The following Construction Regulations and Guidelines procedures are in effect:

First infraction: Written warning

Second infraction: Fine imposed without further notice to be deducted from the Construction Compliance Deposit

Third infraction: Additional fine imposed without further notice and Stop Work Order issued until all infractions are brought into compliance.

Each subsequent infraction of any construction regulation will result in additional fines and an immediate Stop Work Order. The owner or builder will be required to bring their Construction Compliance Deposit back to the original \$2,500 before work can commence.

<u>VIOLATION</u>	<u>FINE</u>
Staging materials outside developable area	\$200 - \$1,000
More than one access into developable area	\$200 - \$1,000
Dumpster or portable toilet outside developable area	\$200 - \$1,000
Improper disposal of trash or building materials	\$200 - \$1,000
Construction not complete with eighteen (18) months	\$200 - \$1,000 per week
Mud, dirt, oil, concrete on road or adjacent property	\$500 - \$1,000
Damage to utilities, pavement or adjacent property	\$500 - \$1,000
Speeding	\$500 - \$1,000
Damage to setbacks (zero-tolerance policy)	\$500 - \$1,000
Smoking, burn barrel, warming fire, open flame (zero tolerance policy)	\$1,000 no exceptions
Parking on more than one side of street	warning, \$100, \$250, \$500
Overnight parking on street	warning, \$100, \$250, \$500
Playing radios	warning, \$100, \$250, \$500
Having pets on site	warning, \$100, \$250, \$500
Improper dress (shirts to be worn at all times)	warning, \$100, \$250, \$500
Illegal drugs, alcohol, or firearms on property	warning, \$100, \$250, \$500