

Mogollon Ranch Property Owners Association

Design Guidelines

Revised January 17, 2009

Mogollon Ranch is unique in its scenic beauty, rural character, natural vegetation and accessibility to the National Forest. The overall intent of the following guidelines is to address architectural designs and site planning so as to ensure compatibility with the unique high country forest environment of Mogollon Ranch. The design guidelines for Mogollon Ranch are not intended to dictate any certain style of acceptable architecture, but rather attempt to set forth standards by which design ideals fitting a rural residential community that interfaces wild land forest are followed. It is the intention of these guidelines to provide the owner with the greatest flexibility in personal expression, while maintaining harmony with the inherent quality and beauty of the natural environment. The Architectural Control Committee strongly recommends that lot owners enlist the services of an architect or qualified designer to design their custom residences. Each lot owner or owner's agent bears the responsibility for the proposed structure's adherence to the Covenants, Conditions, and Restrictions, Architectural Control Committee Guidelines and Coconino County zoning and building codes.

The following sections detail the architectural standards and administrative procedures which have been promulgated pursuant to Section 5 of the Covenants, Conditions and Restrictions for Mogollon Ranch (hereinafter referred to as CC&R's). As is stated in Section 5 of the CC&R's, the Architectural Control Committee has full authority over the following matters: (1) improvement location as it relates to topography; and (2) design of materials used in and construction of the improvement. **Please note that the Committee's approval must be obtained prior to applying to Coconino County for a building permit.**

Improvements Requiring Review

All improvements which may have impact on the appearance of the community require review and written approval by the Architectural Control Committee or architectural firm. Such improvements include but are not limited to the following:

1. All buildings including new construction, additions, exterior remodeling, accessory structures, garages, outbuildings, and guest houses.
2. Grading or land alteration including driveways.
3. Landscape improvements such as fences, paving, patios, spas or pools.
4. All exterior materials and colors used in the above items.

Preliminary Requirements

The following sections detail the architectural standards and administrative procedures.

Copies of the specified drawings and other related materials must be sent to:

Mogollon Ranch Property Owners Association

c/o AAM,LLC

1963 Commerce Center Circle, Ste A

Prescott, AZ 86301

All submittals must specify lot number, lot owner, mailing address, telephone number, and name and address of builder if selected. A nonrefundable \$400 review fee and refundable \$2000 cleanup deposit are required and must be included with the preliminary submittal. Improvements following construction of the main residence will require plan submittal but no additional fees or deposits will be necessary.

Preliminary Design Submittal

Review of the proposed plans will not commence until a check for \$2400 and submittal of three copies of the following drawings, of which one set will be retained by the ACC and two sets returned to the owner with the ACC stamp of approval:

1. Site Plan (scale at 1"=50') Show the entire property, easements, location of the building envelope, (the area of the Lot remaining after excluding 35 feet inward from all side Lot lines, 75 feet inward from road right-of-ways, and 50 feet inward from back Lot lines), setbacks, residence, all buildings, septic tank and leach field location, driveways, patios, entries, and fences. Grading and drainage information may be incorporated into the site plan drawings provided the information is clearly readable and must include existing and proposed grades, contours, flow lines, lot drainage if applicable. The Lot must be surveyed and the lot lines staked in order to establish the accurate placement of improvements structure.

2. Floor Plan (scale 1/4" = 1') Show proposed finished floor elevations and foundation. Include balconies, decks, garages, and storage structures. Indicate square footage of the livable space on each level. The livable area of the primary residence exclusive of porches, garages, and patios shall not be less than 1500sq. feet.

3. Exterior Elevations (1/4" = 1') Show both existing and proposed grade lines, roof pitch, and any conditions that will affect the exterior of the building. Include all proposed exterior materials and colors. Paint chips, stains, and roofing colors as requested. The Light Reflective Value (LRV) values of paints and stains for exterior surfaces must be submitted.

4. Preliminary Landscape Plans: All landscaping should be designed to preserve the natural forested appearance.

Final Design Submittal

The ACC in conjunction with the Architectural firm will review plans and respond in writing no later than 30 days after a complete submittal. Two sets of plans will be returned to the owner or the owner's agent with the ACC stamp of approval. The final submittal shall include a copy of the building permit documents as reviewed and approved by the permitting authority. All stipulations from the preliminary review shall be incorporated. This approval is valid for twelve months. If the

owner chooses not to begin construction within one year from the date of the ACC final approval, any approval shall be deemed revoked and the process must recommence. No construction can begin without a portable sanitary facility, dumpster for construction debris, trash receptacle for maintenance of the construction site, culvert with flared ends and driveway product to the setback. No construction material may be dropped off and staged from the roadway.

Final Completion

Upon completion of any residence or other improvement, the owner or owner's agent shall give written notice to the ACC and include a copy of Coconino County Occupancy Permit. Completion of all exterior work including driveways, culverts with flared ends, driveway product, removal of all dumpsters, trash receptacles, portable sanitary facilities, portable construction trailers, debris and builders signs is required. Written approval by Blue Ridge Fire Department for fire equipment access onto the Lot is required. Within 10 days of such notification, a representative of the ACC will inspect the residence or other improvement for compliance. Upon the ACC final release, the owner will be refunded the cleanup deposit of \$2000. If the work is found to be in noncompliance, the owner or owner's agent will have 30 days to remedy the noncompliance portions of the project. If, by the end of this 30 day period, the owner fails to remedy the noncompliance, the ACC may recommend to the Board to seek remedies as provided in the CC&R's. All buildings and accessory structures must be completed within 10 months after the first building permit has been issued. **If the construction is not completed within the 10 month time frame a letter must be sent to the ACC explaining the delay and provide an alternative time frame for completion for review by the ACC.**

Right of Waiver

The ACC reserves the right to waive or vary any of the provisions set forth herein with Board approval, for good cause shown. The ACC will consider requests for waiver of the Guidelines with written notice describing the specific changes under consideration and the specific reason for the consideration of a waiver. Please note that neither the ACC nor the Board of Directors has the authority to amend the CC&R's.

Enforcement

The ACC representative may with a minimum of a three day prior notification inspect a lot or improvement and , upon discovering a violation of the Guidelines, provide written notice of noncompliance to the owner, including a stated time limit of 30 days within which to correct the violation. If an owner fails to comply within the stated time period, the ACC may recommend to the Board to proceed with remedies which may include, but are not limited to fines that will constitute a lien on the property.

Design Guidelines

A. Site Planning Considerations: The building plan should be designed to fit the natural grade of the property. No excessive excavation or fill will be permitted on any lot except where specifically allowed by the ACC due to terrain considerations. Every attempt should be made to balance cut and fill with minimal use of retaining walls and engineered building pads. Retaining walls shall not be higher than 6'. Block, split faced block, stone veneer, natural rock and engineered rock that resembles its natural counterpart, and natural logs may be used. No clear cutting of the entire building envelope , which is defined as 35 feet inward from all side Lot lines, 75 feet inward from road right-of -ways, and 50 feet inward from back of Lot lines will be permitted. It is understood that in our forest selective pruning and removal of trees in accordance

with the forest service guidelines is necessary for adequate fire protection. The removal of dead, downed and diseased trees is required.

B. Driveway, Water, and Electric Considerations: Construction may not be started until the owner has installed an approved driveway with a required culvert and acceptable material to the appropriate set back. Driveways should be integrated into the natural slopes as much as possible to minimize cuts and fills. All driveways in excess of 150 feet long must have a turnaround. It is the responsibility of the homeowner to contact Blue Ridge Fire Department and comply with those regulations to insure fire equipment can access the property. Acceptable materials include decomposed aggregate in earth tones , concrete with exposed aggregate, aggregate base course, concrete or stone pavers and red cinders. Driveways, water and electric lines may be installed without submitting plans for a residence but require ACC approval. In order to receive water the water lines must be excavated to code by the builder or owner's agent. Upon completion of the preparation of the water line AAM is to be contacted and a meter will be installed by the Home Owners Association. The owner is responsible for all excavation preparations associated with the meter installation and its cost. AAM will charge the owner for the cost of the meter and the meters installation. A plat map showing all setbacks with the proposed driveway, water and electric lines must be submitted to the ACC and approval granted prior to construction. All driveways must be within the building envelope but may cross the setbacks only where necessary to access the home.

C. Topography and Building Forms: Buildings should be designed to conform with the natural topography of the site to minimize the visual impact of the building against landscape and neighboring properties. The maximum height of any home shall not exceed 35' above existing grade. High exposed foundation walls should be avoided whenever possible.

D. Roof Materials: All roofs must be constructed of fire resistant material. Copper roofs must be allowed to turn brown or patina. No permanent shiny copper will be allowed. Metal roofs must have a low gloss finish to minimize reflectivity. Acceptable colors are red, green, slate, dark blue and brown shades. Roof mounted heating and cooling devices are not permitted.

E. Exterior Materials: Exterior materials should generally be natural materials that blend with and are compatible with the native landscape. The predominant exterior materials will consist of log, high quality wood like composite siding, native stone, brick, beveled or tongue-in-groove board siding, board-on-board, or board and batt. Plywood siding is prohibited unless the applicant can demonstrate that the specific proposed application would result in a finished appearance indistinguishable from an individual board siding application. The use of metal siding, colored and/or textured block, split faced block, stone veneer , wood face surfaces and stucco may be used as foundation walls only and shall be painted or stained to blend unobtrusively with adjacent materials. The use of native stone is encouraged. Simulated or cultured stone will be allowed to the extent that it resembles its natural native counterpart and to the degree it appears unobtrusive. All exterior surfaces including gutters, and window frames are to be finished or painted. All shades of brown, slate, muted greens, reds, and wood stains with a low LVR rating are acceptable.

F. Deck Plans: Decks should be designed to accent the main house plan. The area under decks may not be used for any type of storage, especially for the storage of firewood. Decking stains must compliment the residence.

G. Lighting: All exterior lighting shall comply with Coconino County regulations. Security lighting intended to provide bright illumination must be for use during emergency situations only. It must be circuited and controlled separately from any other lights and must be timer-controlled or motion controlled to cycle off in 20 minutes or less. Driveways and paths may be lit with downward-facing, low intensity lights. They may be mounted on poles of not greater than 3' adjacent to the driveway or pathway. Holiday lighting is allowed; however, every effort should be

made to mount such displays in locations that are not obtrusive to the natural environment. Only low-level holiday lighting will be allowed.

H. Solar applications: Passive solar application, or the orientation and design of the residence for maximum winter sun gain, will be encouraged. Solar collectors, whenever possible, should be installed on the plane of the roof material (flush mounted) . Aluminum trim should be anodized or otherwise color treated. All exterior plumbing lines should be painted to match the structure and materials adjacent to the pipes. Panel materials should be dark in color. A sample or illustrated brochure of the proposed solar unit should be submitted with the application. Construction drawings showing location and number of collectors, method of attachment to the roof structure and location of the exterior system components must be submitted.

I. Flagpoles: Only two freestanding flagpoles of not greater than 20 feet, pole brackets mounted on the residence, or suspended from the roof overhang will be allowed on any lot. Flag poles may not be illuminated.

J. Landscaping: Creating defensible space around your home is the primary deterrent to fires. Wildfire is the #1 threat to homes in our area. The goal is to reduce creeping ground fire which will greatly enhance structure survivability and firefighter safety. The immediate area around your home for maximum modification should be 30 feet. This is measured from the outside edge of the home's eaves and any attached structures, such as decks. Flammable vegetation including pine needles and forest floor debris must be removed. This will reduce radiant heat and short-range spotting. Defensible space should extend at least 75 to 125 feet from any structure to create unfavorable conditions for crown fire. Stressed, diseased, dead or dying trees and shrubs must be removed. Thinning and pruning the remaining larger trees and shrubs in this area is required. This should include either side of your driveway all the way to the main structure. If you chose to keep any trees close to your home it is then included as part of the structure and must be maintained as such. Prune any of these trees at least 10 feet above the ground. Remove any branches that touch or interfere with the roof or are within 10 feet of the chimney. No ladder fuels will be allowed beneath these trees. Your home is located in a forest that is dynamic and always changing. Like other parts of your home, defensible space requires maintenance. Annual maintenance to ensure this space is required.

K. Firewood Storage: Firewood and wood piles must be stored a minimum of 30 feet from any structure. All flammable vegetation must be removed within 10 feet of these woodpiles. Wood may not be stacked against your home or under your deck.

L. Out Buildings: Other out buildings and barns may be constructed of embossed and painted steel, tempered and painted hardboard, or wood. Exterior finishes must complement the primary residence. Roofing material must be constructed of fire resistant material and complement the primary residence. A free standing garage is considered part of the residence and must match the form, color, material palette and detailing of the primary residence. All outbuildings must be maintained and kept intact.

M. Fencing: Barb wire fencing is allowed only on the National Forest border and must be constructed in compliance with ARS 3-1426. Galvanized chain link, plywood, chain and bollard, picket, concrete block, brick, adobe, concrete, or similar conventional materials are not permitted. Wood rail fencing and metal pipe are allowed. When containing horses metal pipe is required. Fencing may be painted green, rust and shades of brown. Chain link fencing may be used to protect fruit and vegetable gardens or tender landscape plants. Fencing may not encroach or obstruct any easement.

N. Dog Runs: All dog runs must be located entirely within the building envelope and ideally screened from view of all adjacent properties. Dog runs are to be constructed of wooden posts

and rails stained the same color as the residence. Wire mesh, if vinyl coated in a brown or green color, may be installed on the interior rails. Chain link fencing may be used only to the extent that it is unobtrusive and not visible from adjacent properties or the road.

O. Ornamental Objects: Exterior free standing ornamental objects such as, but not limited to, metal, ceramic, or wood sculptures, statues, and plastic animals will not be permitted outside the Building Envelope.

P. Clothes Lines: Clothes lines are allowed to the extent that they are not visible from any neighboring lot or road.

Q. Vehicle Parking: Resident owned construction equipment, semi tractor and trailer, disabled vehicles, and farm equipment must be screened as much as possible from view.

R. Antenna: Radio transmitters, microwave, and cell phone antenna must be low profile in nature and not greater than 17 feet in height. All such equipment must be placed within the setbacks and screened from view of any neighbor. A sample or illustrated brochure of the proposed antenna must be submitted. Construction drawings showing location and method of attachment must be included. Due to the prevalent winds at Mogollon Ranch it is imperative that the placement of any antenna take into consideration the safety of adjacent property, animals and persons.

S. Camping: Written approval must be acquired prior to placing a recreational vehicle on any Lot during construction. **A County Permit for such a vehicle must be posted in plain view.** Only Lot Owners and their guests may stay in this vehicle. Contractors and laborers are not considered guests. Permission to stay in a Recreational vehicle may be revoked by the Committee if it is determined that it creates a nuisance or is being used by parties other than specified in the CC&R's.