

DESIGN RULES AND GUIDELINES
FOR
WINDMILL RIDGE
AT MOUNTAIN VIEW RANCH

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DESIGN RULES AND GUIDELINES
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1. INTRODUCTION

The following Design Rules and Guidelines (the “Design Guidelines”) are intended to and shall serve as the Design Guidelines referenced in the Declaration of Covenants, Conditions, and Restrictions for Windmill Ridge (the “Declaration”). The Design Review Panel reserves the right at any time and in its sole discretion to amend, supplement or repeal these Design Guidelines as permitted by the Declaration.

1.1 Setting

The environment setting, feel and look of Windmill Ridge is supremely important to maintain and enhance the long term desirability and value for current and future property owners and offers an outstanding opportunity for a natural desert open space experience.

Windmill Ridge offers homeowners a unique “quality of life” experience by virtue of its amenities including abundant open space and vegetation, mountain views, and natural habitats. The rolling topography is ribboned with clusters of native trees, shrubs and grasses. Roadway crossings at wash corridors provide residents the opportunity for mountain views and vistas, and preserve wildlife corridors connecting the Rincon Mountains, Empire Mountains & Santa Rita Mountains habitat.

1.2 Purpose

The purpose of these Design Guidelines is to ensure consistently high quality development and market success, thus protecting the investments of those who reside within the community and assuring residents and Pima County of a high quality development.

The Design Guidelines address design issues in site planning, architecture, landscape architecture, building materials, open space/drainageways, and signage. These Design Guidelines have been developed as a framework to express the community character of Windmill Ridge. They provide a

documented basis for evaluating and directing the planning and design of improvements within each lot. The Design Guidelines ensure that all development will complement and contribute to the total neighborhood ambiance. Adherence to these Design Guidelines will result in a high quality of appearance and contribute value stability for the property owners.

The Design Guidelines are criteria to be used by architects, engineers, landscape architects, builders and other professionals to communicate, foster and maintain the design quality proposed herein. They will be used to review each property owner's design package to assure conformance with the overall community design objectives.

The Design Review Panel has been created to ensure that all plans are in general conformance with the Design Guidelines.

The following goals and objectives for Windmill Ridge form the basis for these Design Guidelines:

- Creation of a community with a strong open space theme;
- Provision of community design guidelines to facilitate sensitive integration of homes within the overall community development;
- Provision of an architectural design variety in the community character through creative land use, architecture and landscape architecture;
- Utilization of natural drainageways and riparian communities as a unifying element;
- Protection & enhancement of property values and investment appreciation;
- Maximization of panoramic mountain views;
- Site development sensitive to terrain (i.e. slope, natural drainage and runoff patterns, native vegetation, soil stability and views);
- Unification and reinforcement of the existing landscape through establishment of plant palettes for new homes, open space areas, and circulation elements of the development;
- Establishment of signage characteristics complementing existing ambiance; and
- Guidance to homeowners/builders through the design development process for the preservation of the character of Windmill Ridge.

Each of the residential designs in Windmill Ridge should strive for:

- Consistent architectural detail and texture
- Forms with strong, simple details;
- Subdued color palettes; and
- Integration of site, house and landscape unto one unified design.

1.3 Landscape Design

The landscaping concept for each resident should be carefully considered to be integral with the architectural theme and site planning.

The integration of general landscape design devices such as pergolas, terraces, patios, gates and walls are apart of the architecture of each style and will foster an overall style unity so important to the overall theme.

The homes shall be sited to take advantage of existing views around and through existing major landscape features. Introduced plant material should minimize or attempt to limit the blocking of views enjoyed by adjacent properties.

1.4 Planting Design Principles

The following are common planting design concepts that should be used:

- Use of native and indigenous desert plant groupings at the base of structures;
- Extensive use of large massing of native cactus such as prickly pear and ocotillo;
- Use of planting to create shade and shadow patterns against walls;
- Use of large specimen trees to create a shade canopy against structures and visual screening; and
- Use of distinctive plants, flowering trees and shrubs in informal groups to provide color at accent points.

Hard surfaces such as driveways and walkways should be minimized. Color tones of the hardscape should blend with the color of the earth on site.

2. SITE PLANNING

2.1 Zoning

Pima County zoning and development ordinances govern all development, except as further restricted by the Declaration and the requirements contained herein.

2.2 Site Development

No site preparation, excavation or building shall occur on any lot until Development Plans and Architectural Plans (collectively, the "Plans"), in

compliance with Section 5 herein, are submitted to and approved by the Windmill Ridge Design Review Panel, and the entire area of disturbance is fenced or roped.

Site development shall conform to the natural topography, thereby preserving terrain and natural vegetation drainage ways.

All structures and landscaping shall attempt to complement and enhance panoramic views and promote privacy of neighboring homes and outdoor areas.

2.3 Building Envelope and Site Disturbance

Except where the Pima County Native Plant Protection Ordinance (NPPO), Hillside Development Zone (HDZ) Ordinance or other applicable governmental rules and regulations impose more restrictive requirements, the following standards shall apply, except that the Design Review Panel may grant exceptions to these requirements on a case-by-case basis in its sole discretion.

Building Envelopes

Proposed building envelopes shall not exceed 13,800 square feet and shall be established for the location of building, landscape, patio walls and fences, and access improvements and shall be shown on the site plan submittal. The location of building envelopes shall be selected to protect certain view corridors and to provide for privacy opportunities for existing residences. Any request to expand the building envelope shall be submitted with a NPPP to and approved by the Windmill Ridge Design Review Panel prior to submittal to Pima County. Views are not guaranteed, and the Design Review Panel shall at all times have wide discretion in approving plans.

Maximum Site Disturbances

All site disturbances shall not exceed 13,800 square feet and shall be within the building envelope as established or approved by the Windmill Ridge Design Review Panel. Owners and Builders are responsible for determining the applicability of the Pima County NPPO or HDZ Ordinances as described above under "Building Envelopes" to their lot and compliance therewith.

Driveway Improvements

All driveway improvements must be approved by the Windmill Ridge Design Review Panel prior to construction.

Trails

Minor pedestrian and equestrian trails may be allowed to be cleared within each lot subject to Pima County grading and disturbance limits and the Pima County Native Plant Preservation Ordinance and subject to the review and approval of the Windmill Ridge Design Review Panel. Trail widths shall not exceed five (5) feet. Surfaces may be improved with a permeable covering as determined by the Windmill Ridge Design Review Panel.

2.4 Riprap

Riprap shall be hand-placed rock from the site or native to the Santa Cruz River Basin, and shall adhere to the Rock Riprap Limitations set forth below. Every attempt should be made to minimize the exposure of riprap rock with coverage of natural desert landscape (see Landscaping Plant Materials attached hereto as Schedule 1.)

Rock Riprap Limitations:

- a. Maximum height of four (4) feet; and
- b. Maximum slope coverage of fifty percent (50%)

The height of cut and fill slopes shall be subject to the review and approval of the Windmill Ridge Design Review Panel.

2.5 Utilities

All utility services shall be installed underground, under driveways or other disturbed areas, to avoid additional site damage and repair. Utilities shall be clearly indicated on Plans, with construction fencing or roping noted around the building envelope.

All exterior transformers, utility pads, meters and mechanical equipment such as solar cooling and heating devices shall be screened with walls, vegetation, or together natural elements.

All air conditioning units shall be screened with walls and gate(s). An enclosed utility yard in compliance with Section 3.6 is required for all tanks, wood storage and trash or rubbish containers. All transformers, meter boxes, etc., at the house, shall be painted to conform to the exterior house colors.

2.6 Setbacks and Sight Distances

Minimum setbacks for homes shall be as required by the recorded subdivision plat, zoning ordinance, by the approved Building Envelope, and by determinations of the Design Review Panel.

Minimum Setbacks:

- a. Front Setback: Forty (40) feet. Front setback of thirty (30) feet will be allowed only on lots 300-302, 305-309, 314, 318, 327, 328, 333, 334.
- b. Rear Setback: Forty (40) feet.
- c. Side Setbacks: Twenty (20) feet. Side setback of fifteen (15) feet will be allowed only on lots 300-302, 304-308, 310-318, 324-326, 329-332, 335- 337.

2.7 Landscaping

Landscaping is required on all Lots within Windmill Ridge. All landscaping shall be approved by the Design Review Panel before installation. The theme for landscaping shall emphasize plantings and other features which will compliment and enhance the native, existing character of Windmill Ridge. Landscaping shall enhance the quality of the surrounding desert landscape. The objective of landscape design at Windmill Ridge at Mountain View Ranch is to achieve a visual continuity with the natural desert surroundings.

Approved landscaping shall be maintained as required to provide a neat and attractive appearance. Removal of dead bushes and trees and removal of trash and debris shall be accomplished as required to the effect. The Design Review Panel will be the sole and final judge as to whether or not landscaping after installation has met the approved criteria and whether or not is, at any given time, being maintained properly in accordance with standard established by the Declaration and these Design Guidelines. The Association has the right to require any Owner to landscape and/or maintain landscaped areas, or to maintain natural areas in its natural state on any right-of-way between a Lot, street, or patio which is immediately adjacent to such Lot.

All cut and fill areas and other disturbed areas shall be re-planted with desert vegetation, including irrigation if necessary, to blend with surrounding areas. Landscaping shall be installed in the area between the street and the front and side yards of the home.

Plant Material

To establish visual continuity in the landscape, plant materials used shall be native Sonoran Desert Foothills vegetation or compatible drought

tolerant vegetation. Only plants listed in the Landscaping Plant Materials, attached hereto as Schedule 1, shall be planted and used.

The landscaping behind patio walls may include exotic plants, but selecting plants from the Landscaping Plant Materials Schedule is highly recommended. Ornamental plants not indigenous to desert regions and not listed on the Landscaping Plant Materials Schedule, including turf grasses (lawn), shall be permitted on individual building lots only in areas enclosed within patio walls. No skyline trees are permitted within patio areas.

Rock Mulch

To ensure visual continuity on the ground plane between the landscaping area and the surrounding natural desert, the use of decomposed granite and river run rock shall be limited to thirty percent (30%) of the total disturbed area. The color of the decomposed granite shall match as closely as possible to the existing site soil cover. River rock, three (3) inches or larger, and boulders can be used in the landscaped areas; however, they must be native to the immediate area.

Plant Size

In order to achieve the desired landscaping, plant container size shall be as follows:

- a. Trees – 15 gallon or larger;
- b. Shrubs – 5 gallon; and
- c. Ground cover – 1 gallon or seed with native desert seed.

3. **SITE IMPROVEMENTS**

3.1 Construction Period

No construction shall commence prior to obtaining approval from the Design Review Panel. The construction period shall not exceed 12 months from the date of the initial on-site inspection approval. The “construction period” as used above commences when the pad is cleared and terminates with the Final Site Inspection and approval by the Design Review Panel. The Design Review Panel may grant time extensions on a case-by-case basis in its sole discretion.

Correction of deficiencies found during the Final Site Inspection shall be completed and the site reinspected within 30 days of the Final Site Inspection.

3.2 Building Materials

Masonry and stucco are required building materials and shall form the predominant construction theme throughout Windmill Ridge.

Permitted Building Materials:

- a. Cement stucco over CMU;
- b. Split face concrete block;
- c. Brick and mortar washed brick;
- d. Fired adobe block;
- e. Mud stucco over stabilized adobe block;
- f. Natural rock; and
- g. Stucco over wood or steel frame or foam block

All exposed wood timbers shall be kiln dried and bolted or strapped securely in place. Oversizing of structural exposed timbers is recommended, but such timbers shall, at a minimum, have a thickness of 2-1/2 inches. All exposed wood shall be treated with a preservative, stained or painted, and maintained. All exposed roof scuppers, gutters, downspouts and sheet metal shall be painted.

All building materials shall be approved by the Design Review Panel, and any materials other than listed above shall be approved strictly on a case-by-case basis in the sole discretion of the Design Review Panel.

3.3 Exterior Appearance and Colors

Exterior appearance shall blend with the natural surroundings and the landscaping. Exterior colors must relate to each other. Accepted colors are to be muted browns and tans, and approved accent colors and must have a LVR of less than 45. Examples of such colors include the following:

Dunn Edwards:

Coral Clay (SP 148)
Hickory (SP 177)
Coyote Paw (SP2830)
Lost Summit (SP 2250)
Hedgehog (DE 1052)
Monterey Grey (SP 131)

No white or near white colors allowed. Actual exterior color samples measuring at least one foot by one foot (1' x 1') shall be submitted at the time of Preliminary Plan Review. Small amounts of accent colors may be permitted if the sample is submitted. Clear aluminum window and door frames are not permitted, nor are reflective surfaces. The Design Review Panel may require, prior to

approval of any color, that the color be tested on the house in three feet by three feet (3' x 3') sample.

3.4 Roof Materials

Concrete tile roofs are encouraged and shall be used as a roof element rather than as decoration. Variegated tile color mix is encouraged. Natural clay Mexican tile and metal roofs may be approved. Pitched roofs shall not exceed 6/12 pitch. Parapet roofs shall be continuous around the perimeter, including porches, and shall be a minimum of twenty-four (24") above the roof surface. White or reflective roofs are not permitted. All roof materials shall be submitted with the Plan for approval. All items penetrating the roof such as vents, flashing, etc., shall be painted to match the adjacent roof material.

3.5 Building Heights

Finished floor elevations (FEE's) will be determined on an individual basis, based on topographical contours of each lot. The FEE will be in relation to present benchmarks located in the streets.

Building heights shall be a maximum of twenty (20) feet above the average natural grade elevation occurring under the actual building structure. However, no more than one-third (1/3) of the building may be above seventeen (17) feet and shall be only one story. If a natural slope occurs, two-story homes may be approved by the architectural Panel and the neighboring lots will be apprised of such a request. In the case of approval, said two-story house will be allowed to have a maximum height of twenty-four (24) feet on no more than one-third (1/3) of the building. Lot owner's must understand that this will only be allowed on very special circumstances where the slope and the position of the home, in the opinion of the architectural Panel, does not inherently damage the value of a neighboring lot. In addition, building masses must be predominately horizontal rather than vertical. It is important not to create long, unbroken rooflines.

3.6 Walls

Patio walls, including utility yard enclosures, or extensions of the house design, shall be constructed from the same or compatible materials and earthtone colors as building walls, and shall comply with maximum Wall Heights. Wrought iron inserts may be approved. Unless otherwise approved, patio walls will be the same color as the house.

Walls which project in a way to reveal their thickness for primary elevations shall return or terminate into a sixteen (16) inch wide pilaster.

Long wall lines shall be softened with plant recesses and landscape for vertical and horizontal relief, and variance of height may be required by the Design Review Panel.

Maximum Wall Heights:

- a. Four (4) feet at front of dwelling;
- b. Six (6) feet at side and rear of unit and
- c. Specific wall design heights for front or rear courtyards and courtyard entry features may be proposed for consideration by the Design Review Panel.

Wall heights shall be measured from the interior finish grade adjacent to the wall.

Minimum Wall Setbacks:

- a. Front Setback: thirty (30) feet minimum
- b. Rear Setback: twenty (20) feet minimum
- c. Side Setbacks: fifteen (15) feet minimum

Gates:

All gates shall be built of all metal or of wood slats within a metal frame.

Rear Wall View Fencing:

The material and pattern for rear wall view fencing shall consist of iron, masonry and other materials approved by the Design Review Panel in its sole discretion.

3.7 Retaining Walls

Retaining walls may be used to support patio walls and building walls. When used, retaining walls shall not result in an increase in the allowable building or wall heights. A terraced wall design shall be required when topographical conditions require a variance for wall heights in excess of allowable limits. In no case shall exposed wall surface exceed the designated wall heights. Exposed foundation or stem wall shall be stuccoed or painted to match wall.

3.8 Driveways and Parking

Driveways shall be paved with Acceptable Paving Materials. Driveways which cross washes shall have appropriate concrete toe-downs, culverts or bridges and the flow of the wash shall not be altered. Driveways must be completed prior to move-in.

Acceptable Paving Materials:

- a. Concrete or Colored Concrete (earthtones);
- b. Brick;
- c. Exposed aggregate concrete;
- d. Asphalt when deemed necessary and approved by the Design Review Panel; and
- e. Other natural rock securely imbedded as approved by the Design Review Panel.

Driveways shall be used for construction access and to accommodate guest parking. A minimum of 2 guest parking spaces must be provided. On-street parking is not allowed other than occasional.

A minimum two-car garage with automatic door opener is required for each home. Trucks, boats, campers, trailers and other recreational vehicles shall not be parked on the property except when stored within a garage or approved structure (example: RV port with approved visual screening).

Driveways must be no less than six (6) feet from the water meter box.

Driveway Cut Repair

All driveway cuts shall be repaired at and around right of way entry. Internal slope cuts and cutbank protection may be required in the discretion of the builder.

3.9 Mechanical and Solar Equipment

All heating and cooling equipment, including duct work, shall be located on the ground or within the building. Ground-mounted equipment shall be concealed from view with a wall and gate(s). Any solar equipment installed shall be integrated into the design of the building and properly screened from view with walls or parapets.

3.10 Garages

Garage doors shall be painted to match the exterior of the building or the accent color or approved weathered finish, except that white and reflective paint colors are prohibited. Side entries are encouraged.

3.11 View Decks/Patios/Ramadas

View decks, patios and BBQ ramadas shall be constructed of materials matching the resident structure and avoid the use of “wood” posts. All exposed beams and posts shall be of six (6) inches x six (6) inches thickness or greater. Wrought iron may be used but shall be painted to match the dwelling structure, black, or as specifically approved in writing by the Design Review Panel.

3.12 Utility/Storage Shed/Gazebo

Utility sheds, storage sheds and gazebos are prohibited.

3.13 Basketball Courts

No portable basketball hoop, or similar, shall be visible from the street. Permanent basketball hoops must be approved by the Design Review Panel. Approval of a basketball hoop shall be exempt from the Preliminary Plan Review Fee.

3.14 Dwelling Minimum Square Footage

The minimum square footage of the heated and cooled area within the dwelling is 1,700 square feet for custom lots.

4. SITE AMENITIES

4.1 Exterior Lighting

Standards and Wattage

All outdoor lighting fixtures shall be with lamps no greater than a 60-watt bulb, and shall conform to Pima County Exterior Light Filtration Code. Except for lighting that is attached to a building, light standards for roads, parking areas, and all other outdoor activity shall not exceed forty-two inches (42”) in height and shall consist of bollard or other low-intensity, low-profile type of lighting. Standards shall be spaced sufficiently to create isolated pools of light rather than a continuous, saturated condition.

Direction and Operation

All outdoor lighting fixtures shall be located and maintained so to not create light pollution on surrounding properties. All lighting, including pool lighting, shall be screened and deflected or shall be of a low voltage variety. All light shall be directed downward and provided with shields to prevent light pollution and encroachment into adjacent structures and property. All lights shall be directed away from the Coronado National Forest and State Lands. Driveway lights shall be connected upon installation and shall operate on a time clock or electric eye.

4.2 Trash Receptacles

Trash receptacles shall be located in a utility yard, screened by an approved enclosure concealed from view of adjoining lots, streets and common area except on the day of scheduled trash pick-up.

4.3 Signage

One construction sign per lot no larger than three feet (3') by four feet (4'), or twelve (12) square feet total, may be permitted. Signs will be designed by the Design Review Panel and will be available from a single source selected by the Design Review Panel. Information to be added to the sign shall be submitted to the Design Review Panel along with payment for the sign. The Design Review Panel will then place the order for the sign and inform the applicant when and where they can pick it up.

4.4 Pools

The location of swimming pools, spas, and studios, guest and pool houses shall be approved by the Design Review Panel pursuant to the review process set forth herein whether or not construction accompanies dwelling unit or occurs thereafter. All associated mechanical equipment shall be enclosed and concealed with walls and gates from view from adjoining properties, streets and common areas.

4.5 Accessory Buildings

Tennis courts, basketball courts/hoops, guest houses, and their accessory structures shall be allowed only with permission of the Design Review Panel. A written permit and structure design approval is required and structure design shall be approved by the Design Review Panel. No lighting of courts will be permitted.

4.6 Mailboxes

Standard lighted mailboxes are required. Mailbox design shall be uniform in shape, size, color, and address identification per specific subdivision standards. All mailboxes shall be installed by a provider approved by the Design Review Panel at the sole cost and expense of the Owner, and the Owner shall be responsible for the maintenance thereof.

5. REVIEW PROCESS BY THE DESIGN REVIEW PANEL

Approval of Plans by the Design Review Panel involves successful completion of four stages. Please allow a minimum of five working days for both the Preliminary and Final Document Review stages, and a minimum of three days notice for each Site inspection.

- a. Preliminary Review
- b. Final Document Review
- c. Pre-construction Inspection
- d. Final Site Inspection

These stages are progressive and are intended to assure compliance with the Windmill Ridge Design Guidelines. The above stages must be completed separately and in the order shown. All approvals shall be in writing from the Design Review Panel.

All Plans and other documents shall be submitted in duplicate (you must provide two identical sets) with one copy to be retained by the Design Review Panel and one returned to the applicant. All submittals shall contain all required information, as outlined in these Design Guidelines. Plans not in compliance will **not** be accepted for processing and will be returned to the applicant.

Review and approval of the submitted final plans applies only to planned site and building development and does not imply acceptance or approval of any project layout or construction.

Review and approvals from the Design Review Panel and Reviewing Architect are conducted for compliance with the Declaration and the Design Guidelines only. Separate approval and/or building permits may be required from Pima County and other agencies before any construction takes place. It is the responsibility of the homeowner to secure required governmental approvals for any work undertaken.

The fee for the review process is \$500.00. The total amount shall be submitted with the Preliminary Review request. This fee is nonrefundable in the event the project is abandoned by the Owner or rejected by the Panel prior to obtaining governmental review or plan check through Pima County is done at Owner's sole risk.

Any additions or modifications to exterior elevations, pools, patios, decks, driveways, walks or a free standing building shall be submitted to the Design Review Panel through this approval process.

Throughout the Design Review Process, the "contact person" as indicated on the submittal form shall be notified of any action taken involving that particular lot.

5.1 Preliminary Plan Review

Preliminary Plan Review requires a minimum of five working days. Two bound sets of Plans, including a cover page in the form attached as Exhibit A attached hereto, shall be submitted as follows:

1. Development Plans:
 - a. Site Plan
 - (i) Twenty (20) scale minimum with north arrow, title and date;
 - (ii) Identify location of adjacent properties and structures;
 - (iii) Identify location of construction toilets and dumpsters;
 - (iv) Depict topography at one (1) foot intervals;
 - (v) Identify finished floor elevations;
 - (vi) Identify location of all proposed drives, septic leach fields, walls, etc.;
 - (vii) Identify limits of proposed grading; and
 - (viii) Show calculated disturbed and graded lot area square footage (building envelope) for compliance with Pima County NPPO and HDZ Ordinance requirements.
 - b. Landscape Plan:
 - (i) Twenty (20) scale minimum on a sheet not smaller than 24 inches x 36 inches;
 - (ii) Identify plant layout; and
 - (iii) Identify plant name and size.

2. Architectural Plans
 - a. Floor Plan;
 - b. Exterior Elevations of all sides (with heights clearly indicated); and
 - c. Exterior Color and Building Materials, including samples of major exterior materials and color chips.

3. Fee: \$500.00

5.2 Final Document Review

Final Document Review requires a minimum of five working days. Two bound sets of Plans, including a cover page in the form attached as Exhibit A attached hereto shall be submitted as follows:

- a. Completed Plans and Specifications as would be submitted to Pima County for Building Permit;
- b. Landscape Plan;
- c. Copy of the signage order.

5.3 Preconstruction Inspection

The review architect shall be given three working days notice. At a minimum, the following will be subject to inspection.

- a. Finished Floor Evaluation benchmark established;
- b. Building corners staked;
- c. Building envelope fenced or roped; and
- d. Approved signage in place

5.4 Final Site Inspection

A request for Final Site Inspection shall be made prior to sale or move-in and the reviewing architect shall be given three working days notice. Compliance with the undisturbed open space requirements will be reviewed. Final Approval will be granted as appropriate.

6. CONSTRUCTION STANDARDS

Construction standards are intended to ensure quality development and protection for all invested parties. Please read them very carefully.

It is the responsibility of the contractor and the homeowner to adhere to the following requirements;

1. **Do not start construction without approval from the Design Review Panel and site visit.** Three days minimum notice for site review is required.
2. A trash dumpster shall be on site during the course of construction. The contractor shall provide clean up of the job site on a **daily** basis. Removal of all trash generated from the job site will be the

responsibility of the contractor; dumpsters shall be emptied as needed.

Prior to construction, the Design Review Panel may require, in its sole discretion, a deposit up to \$2,000.00 from the contractor or the lot owner to ensure compliance with the cleanup standards identified herein. The Design Review Panel shall refund this deposit if contractor and the lot owner have complied with the cleanup requirements herein throughout the course of construction. The Design Review Panel may withhold any amount of the deposit for failure to comply with these requirements, without waiver of any other rights of the Association, Declarant or Design Review Panel.

3. A temporary toilet shall be provided on site during the course of construction.
4. No construction work shall occur before 6:00 a.m. nor after 6:00 p.m., Monday through Saturday. No work will be permitted on Sunday at any time.
5. All construction parking shall be on paved roadways. Parking shall take place parallel to the front lot line, with two wheels on the pavement.
6. Fencing or ropes shall be required around the entire construction area. All fencing shall be standard orange vinyl construction fencing, chain link fencing, or ropes.
7. Construction materials shall be stored inside the construction fence or roped area.
8. Location of the construction dumpster and toilets shall be noted on site plan and shall be located within the fenced or roped construction area.

Windmill Ridge at Mountain View Ranch Homeowners Association shall be responsible for the enforcement of the construction standards. Failure to comply will result in fines levied against the property owner pursuant to the Declaration.

7. VARIANCES

The Design Review Panel shall have the power to grant variances from the provisions hereof in cases of special circumstances, unique conditions or other instances warranting relief.

Exhibit A
ARCHITECTURAL REVIEW SUBMITTAL INFORMATION

Preliminary Review

Final Review

Improvement Review

Date _____

Subdivision Name Windmill Ridge at Mt View Ranch

Contractor or Submitter Name _____

Lot #

Contractor or Submitter Phone _____

1. Owner's Name

Address

Phone

Fax

E-mail

2. Contractor's Name

Address

Phone

Fax

Mobile

E-mail

3. Types of Materials to be used

4. Exterior Colors to be used

5. Other Information

6. Review Fee

Architectural Review requests will be reviewed as soon as possible. Requests will either be approved, denied or returned promptly for additional information.

ACKNOWLEDGEMENT AND RECEIPT

The undersigned acknowledge(s) having received and read (i) the Declaration of Covenants, Conditions and Restrictions for Windmill Ridge at Mountain View Ranch, and (ii) the Design Guidelines for Windmill Ridge at Mountain View Ranch, and understand(s) and agree(s) to abide by all of the provisions contained herein.

Lot #

Signature

Date

Signature

Date

Printed Name

Schedule 1

LANDSCAPING PLANT MATERIALS

TREES

- Acacia constricta
 - Whitethorn Acacia
- Acacia greggi
 - Cat Claw Acacia
- Acacia minuta (smallii)
 - Sweet Acacia
- Acacia salicina
 - Weeping Wattle
- Acacia saligna
 - Wattle Tree
- Acacia schaffneri
 - Twisted Acacia
- Acacia stenophylla
 - Pencilleaf Acacia
- Celtis reticulata
 - Netleaf Hackbeny
- Cercidium floridum
 - Blue Palo Verde
- Cercidium microphyllum
 - Foothills Palo Verde
- Cercidium praecox
 - Palo Brea
- Chilopsis linearis
 - Desert Willow
- Fouquieria splendens
 - Ocotillo
- Parkinsonia aculeata
 - Mexican Palo Verde
- Pithecellobium flexicaule
 - Texas Ebony
- Prosopis alba
 - Argentine Mesquite
- Prosopis chilensis
 - Chilean Mesquite
- Prosopis velutina
 - Velvet Mesquite

SHRUBS

- Anisacanthus Thurberi
 - Desert Honeysuckle
- Atriplex canescens
 - Four-wing Saltbush

Atriplex lentiformis
Quail Bush
Atriplex lentiformis, Breweri
Brewer's Saltbush
Caesalpinia gilliesii
Yellow Bird of Paradise
Caesalpinia pulcherrima
Mexican Red Bird of Paradise
Calliandra californica
Fairy Duster
Calliandra eriophylla
Fairy Duster
Cassia artemisioides
Feathery Cassia
Cassia nemophylla
Green Cassia
Cassia wislizeni
Shrubby Senna
Celtis pallida
Desert Hackberry
Cordia boissieri
Texas Olive
Dasyliirion atrotriche
Green Desert Spoon
Dasyliirion wheeled
Sotol
Dodonaea viscosa
Hop Bush
Dodonaea viscosa 'Purpurea'
Purple Hop Bush
Encelia farinosa
Brittle Bush
Jatropha cardiophylla
Limberbush
Justicia californica
Desert Honeysuckle
Justicia spicigera
Mexican Honeysuckle
Larrea tridentata
Creosote
Leucophyllum frutescens
Texas Ranger
Leucophyllum 'Green Cloud'
Texas Ranger var. 'Green Cloud'
Leucophyllum laevigatum
Violet Texas Ranger

Schedule 1

Lycium berlanderi
 Wolf Berry
Lysiloma thornberi
 Feather Bush
Nerium (all cultivars)
 Oleander
Rhus ovata
 Sugar Bush
Rhus virens
 Evergreen Sumac
Salvia chamaedryoides
 Blue Sage
Salvia greggii
 Red Sage
Simmondsia chinensis
 Jojoba
Trixis californica
 Trixis
Vauquelinia californica
 Arizona Rosewood
Zauschneria latifolia mexicana
 Mexican Hummingbird
Zizyphus obtusifolia
 Grey Thorn

VINE

Antigonon leptopus
 Queen's Wreath
Campsis radicans
 Trumpet Vine
Cissus trifoliata
 Arizona Grape
Macfadyena unguis-cati
 Cat Claw
Vigna caracalla
 Snail Vine

GROUNDCOVER

Acacia redolens
 Prostate Acacia
Atriplex semibaccata
 Australian Saitbush
Convolvulus mauritanicus
 Ground Morning Glory
Dalea greggii
 Trailing Indigo Bush
Denothera drummondii

Baja Primrose
Lantana montividentis
Trailing Lantana
Lantana camera- dwarf varieties
Dwarf Lantanas
Genotbera berlandieri
Mexican Evening Primrose
Perezia wrighti
Perezia
Verbena peruviana
Peruvian Verbena
Verbena tenuisecta
Verbena
Zinnia acerosa
Desert Zinnia

CACTI, SUCCULENTS, YUCCAS & AGAVES

Agave americana
Century Plant
Agave huachucensis
Huachuca Agave
Agave vilmoriniana
Octopus Agave
Aloe barbadensis
Mediterranean Aloe
Aloe saparia
Aloe
Carnegiea gigantea
Saguaro
Cereus greggi var transmontanus
Desert Night Blooming Cereus
Cereus thurberi
Organ Pipe
Echinocactus horzonthalonius
Turk's Head var. Nicholi
Echinocereus engelmannii var. acicularis
Hedgehog
Echinocereus fasciculatus var.
Hedgehog fasciculatus
Echinocereus fasciculatus var
Hedgehog
Boyce-Thomponi
Echinocereus pectinatus var. neomexicanus
Hedgehog
Echinocereus pectinatus var. pectinatus
Hedgehog
Ferocactus acanthodes var. Eastwoodiae

Schedule 1

Eastwood Barrel
Ferocactus acanthodes var. LeContei
LeContei Barrel
Ferocactus covillei
Coville Barrel
Ferocactus wislizenii
Fishhook Barrel
Hesparaloe funifera
Giant Hesperaloc
Hesperaloe parvi flora
Red Yucca
Mammillaria grahammi var. Oliviae
Mammillaria
Mammillaria lasiacantha
Mammillaria
Mammillaria marniae
Mammillaria
Mammillaria microcarpa
Mammillaria
Mammillaria thornberi
Mammillaria
Neolloydia erectocentra var. acunencis
Neolloydia
Opuntia acanthocarpa var. major
Buckhorn Cholla
Opuntia acanthocarpa var. thornberi
Thornber Cholla
Opuntia arbuscula
Pencil Cholla
Opuntia biglovii
Teddy Bear Cholla
Opuntia fulgida
Jumping Cholla
Opuntia Kieiniae var. tetracantha
Klein Cholla
Opuntia leptocaulis
Desert Christmas Cactus
Opuntia phaeacantha var. discata
Engelmann Prickly Pear
Opuntia phaeacantha van major
Prickly Pear
Opuntia spinosior
Cane Cholla
Opuntia stanlyi var. Peeblesiana
Peebles Cholla
Opuntia versicolor

Schedule 1

Staghorn Cholla
Opuntia violacea var. Santa Rita
Purple Prickly Pear
Yucca aloifolia
Spanish Bayonet
Yucca bacata
Banana Yucca
Yucca brevifolia
Joshua tree
Yucca carnerosona
Yucca
Yucca data
Soaptice Yucca
Yucca recurvifolia
Curveleaf Yucca
Yucca rigida
Blue Yucca
Yucca rostrata
Yucca
Yucca schottii
Schott's Yucca
Yucca whipplei
Our Lord's Candle

SEED OR CONTAINER

Abronia villosa
Sand Verbena
Bail eya multiradiata
Desert Marigold
Calliandra eriophylla
Fairy Duster
Cassia covesii
Desert Senna
Dimorphotheca sinuata
African Daisy
Dyssodia pentachaeta
Dyssodia
Encelia farinosa
Brittlebush
Eschscholtzia californica
California Poppy
Franseria deltoides
Triangle Bursage
Franseria dumosa
White Bursage
Kallstroemia grandiflora
Arizona Poppy

Additional Accepted Plants

TREES:

ACACIA BERLANDIERI
ACACIA MILLEFOLOIA
ACACIA RIGIDULA
ACACIA ROEMERIANA
ACACIA SCHOTTII
ACACIA WILLARDIANA
ACACIA WRIGHTII
FORESTIERA NEOMEXICANA
FRAXINUS GREGGII
OLNEYA TESTOSA
PITHECELLOBLUM MEXICANUM
PROSOPIS GLANDULOSA
PROSOPIS PUBESCENS

~GUAJILLO
~FERN LEAF ACACIA
~BLACKBRUSH ACACIA
~ROEMER ACACIA
~SCHOTT ACACIA
~WHITE BARK ACACIA
~WRIGHT ACACIA
~DESERT OLIVE
~GREGG ASH
~IRONWOOD
~MEXICAN EBONY
~HONEY MESQUITE
~SCREWBEAN MESQUITE

SHRUBS:

ALOYSIA GRATISSIMA
ALOYSIA WRIGHTII
AMBROSIA DUMOSA
ANISACANTHUS QUADRIFOLIUS
ARTEMESIA LUDOVICIANA
ASCLEPIAS LINARIA
ASCLEPIAS SUBLATA
BACCHARIS SAROTHROIDES
BAHIA ABSINTHIFOLA
CHRYSASANCTINIA MEXICANA
CHRYSOTHAMNUS NAUSEOSUS
CONDALA GLOBOSA
CORDIA PARVIFOLIA
COURSETIA GLANDULOSA
DALCA FRUTESCENS
DALEA PULCHRA
DALEA VERSKOLOR (SESSILIS)
DIOSPYROS TEXANA
DYSSODIA ACEROSA
DYSSODIA PENTACHAETA
ERICAMERIA LARIGIFOLIA
ERIOGONUM FACICULATUM

~WHITEBRUSH
~WRIGHT ACACIA
~WHITE BUR-SAGE
~FLAME ANISACANTHUS
~WESTERN MUGWORT
~PINELEAF MILKWEED
~DESERT MILKWEED
~DESERT BROOM
~BAHIA
~DAMIANITA
~RABBIT BRUSH
~BITTER CONDALIA
~LITTLELEAF CORDIA
~COURSETIA
~BLACK DALEA
~BUSH DALEA
~WISLIZENUS DALEA
~TEXAS PERSIMMON
~SHRUBBY DOGWOOD
~DOGWEED
~TURPENTINE BUSH
~FLATTOP BUCKWHEAT

SHRUBS (CON'T.):

EUPHORBIA ANTI SYPHILLITICA
FLOURENSIA CERNUA
GARRYA WRIGHTII
HIBISCUS DENUDATUS
LEUCOPHYLLUM CANDIDUM
LEUCOPHYLLUM ZYGOPHYLLUM
PARTHENIUM ARGENTATUM
RHOS MICROPHYLLA
SENNA WISLIZENNI
SOPHORA SECUNDIFLORA
TECOMA STANS VAR. ANGUSTATA
THAMNOSMA MONTANA
VAUQUELINIA ANGUSTIFOLIA
VAUQUELINIA CALIFORNICA

~CANDELILLA
~TARBUSH
~WRIGHT SILKTASSEL
~PALE FACED ROSE-MALLOW
~"SILVER CLOUD" TX RANGER
~BLUE RANGER
~GUAYULE
~LITTLELEAF SUMAC
~SHRUBBY SENNA
~TEXAS MOUNTAIN LAUREL
~YELLOW BELLS
~TURPENTINE BROOM
~CHISOS ROSEWOOD
~ARIZONA ROSEWOOD

VINES:

MERREMIA AUREA

~YELLOW MORNING GLORY

GROUNDCOVERS:

GLANDULARIA WRIGHTII
MELAMPODIUM LEUCANTHUM
PLUMBAGO SCANDENS
PSIZOSTROPHE COOPERI
SPHAERALCEA AMBIGUA

~WRIGHT VERBENA
~BLACKFOOT DAISY
~PLUMBAGO
~PAPER FLOWER
~GLOBE MALLOW

CACTI, SUCCULENTS, YUCCAS/AGAVES:

AGAVE CHRYSANTHA
AGAVE DESERTI
AGAVE HAVARDIANA
AGAVE LECHUGILLA
AGAVE NEO MEXICANA
AGAVE OCAHUI
AGAVE PALMERI
AGAVE TOUMEYANA
AGAVE UTAHENSIS
AGAVE VICTORIAE-REGINAE
DASYLIRION ATROCHE
DASYLIRION LEBPHYLLUM
DASYLIRION LONGISSIMUM
DASYLIRION WHEELERI
DASYLIRION TEXANUM

~GOLDEN FLOWREED AGAVE
~DESERT AGAVE
~HAVARD AGAVE
~LECHUGILLA
~NEW MEXICO AGAVE
~OCAHUI
~PALMER AGAVE
~TOUMEY AGAVE
~UTAH AGAVE
~QUEEN VICTORIA AGAVE
~GREEN DESERT SPOON
~SOTOL
~
~DESERT SPOON
~TEXAS SOTOL

CACTI, SUCCULENTS, YUCCAS/AGAVES (CON'T.):

NOLINA BIGCLOVII
NOLINA CRUMPENS
NOLINA MICROCARPUS
NOLINA TEXANA
LOPHOCERUS SCHOTTII
LOPHOCERUS SCHOTTII MONSTROSUS
OPUNTIA BASILARIS
OPUNTIA ENGELMANNII
OPUNTIA IMBRICATA
OPUNTIA RUFIDA
STENOCEREUS THURBERI

~BIGCLAW NOLINA
~BEARGRASS
~SACHVISTA
~TEXAS SACHVISTA
~SENITA
~TOTEM POLE CACTUS
~BEAVERTAIL PRICKLY PEAR
~ENGELMANS PRICKLY PEAR
~TREE CHOLLA
~BLIND PRICKLY PEAR
~ORGAN PIPE CACTUS

SEED OR CONTAINER:

PENSTEMON AMBIGUUS
PENSTEMON BACCHARIFOLIUS
PENSTEMON FENDLERI
PENSTEMON HAVARDII
PENSTEMON PALMERI
PENSTEMON PSEUDOSPECTABILIS
PENSTEMON SUPERBUS
PENSTEMON THURBERI
SALVIA CHAMAEDRYOIDES
SALVIA MOHAVENSIS
PHLOX TENUIFOLIA
SENECIO DOUGLASII LONGIBOLIS
TRIXIS CALIFORNICA
TIQUILIA GREGII

~BUSH PENSTEMON
~BACCHARISLEAF PENSTEMON
~FENDLER PENSTEMON
~HAVARD PENSTEMON
~PALMERS PENSTEMON
~CANYON PENSTEMON
~SUPERB PENSTEMON
~THURBER PENSTEMON
~BLUE SAGE
~MOHAVE SAGE
~DESERT PHLOX
~THREADLEAF GROUND SEL
~TRIXIS
~PLUME TEQUILIA