

Cochise Vista Del Oro Estates Design Guidelines

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Plan Review Process and Submission Requirements

1. Vista Del Oro Estates (VDO) is supported by the 3 Canyons Master Design Committee (MDC). Therefore, owners are required to submit site improvements, new construction plans and subsequent changes to the MDC for review and approval. This includes, but is not limited to, new construction, sheds, garages, fences, walls, and other 'permanent' construction. Owners desiring landscaping or other non-structural improvements that fall within these Design Guidelines are not required to submit for approval. For items falling outside these guidelines, a variance request is required.

In the event of a variance request (a request for an exception to the Design Guidelines and/or CCRs), owners must first submit the request to the VDO Board of Directors (BOD) for approval. Upon approval by the VDO BOD, the owner's variance request will be forwarded to the MDC for final approval.

For specific requirements refer to the Site Development Standards (page 5) and the Construction Standards (page 6) of this document in addition to Article 3 of the CCRs.

2. Refer to the Master Design Checklist for further guidance, available at <http://www.az3canyons.com/Content/Documents/Guidelines/MDC-Guidelines-Checklist.pdf>

Design Guidelines

Setting:

VDO is a planned residential community located in Hereford, Arizona, near the base of the Huachuca Mountains. The setting, feel and look of the residential community is critical for its long term desirability and value. VDO offers homeowners the amenities of plentiful desert open space and vegetation, mountain views and abundant wildlife. The topography is ribboned with clusters of native trees, shrubs, and grasses.

The project contains approximately 132 acres with a total of 44 platted lots. To insure a compatible, consistent, and harmonious community, the design and construction must occur within a uniform framework.

Purpose:

The purpose of these guidelines, when combined with the recorded 3 Canyon and VDO CC&R's, is to ensure consistently high quality development and market success; thus protecting the investment of those who locate within the development area and assuring the residents and builders of a high quality development.

These guidelines address design issues in site planning, architecture, landscape architecture, and building materials. These guidelines have been developed as a framework to express the community character of VDO. They provide a documented basis for evaluating and directing the planning and design of improvements to each parcel. These guidelines ensure that all development will complement and contribute to the total ambiance of VDO landscape. Adherence to these guidelines will result in a high quality of appearance, land use compatibility success, financial success and stability for the owner.

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

Goals: The design guidelines are based on the following project goals:

1. Creation of a community with a strong open space theme derived from the history of the property.
2. Provision of community design guidelines to facilitate sensitive integration of projects within the overall community development.
3. Provision of variety in the community character through creative land use, architecture, lighting, and landscape architecture.
4. Utilization of natural drainage ways and riparian communities as a unifying element.
5. Protection of property values and enhancement of investment.
6. Maximization of panoramic views to the Huachuca Mountains.

7. Site development in a manner sensitive to the terrain (i.e. slope, natural drainage and runoff patterns, native vegetation, soil stability and views).
8. Unify and reinforce the existing landscape through establishment of plant palettes for new residences and open space areas.
9. Guide the owner and home builder through the design development process and retain the character of VDO.

General Site Planning Guidelines

Refer to the MDC Guidelines Checklist, available online at

<http://www.az3canyons.com/Content/Documents/Guidelines/MDC-Guidelines-Checklist.pdf>

Architectural Guidelines- Site Improvements and New Construction

The MDC has the responsibility to review all changes and new construction to the properties within the boundaries of the 3 Canyons Ranch Homeowners Association. This includes, but is not limited to, new construction, sheds, garages, barns, fences, and walls.

Refer to the document, available online at

<http://www.az3canyons.com/Content/Documents/Guidelines/MDC-Guidelines-Checklist.pdf>

Site Development Standards

Site Grading:

Finish grading should reflect the natural topography and result in harmonious transitions between manmade graded areas and natural terrain. This is accomplished by:

1. Limiting maximum cut slope to 2.5:1 and maximum fill slope to 3:1 whenever possible.
2. If 90 days after grading has occurred and there is no construction activity, the graded area shall be hydroseeded with natural grasses.
3. Replanting all graded slopes with trees, shrubs, and native type groundcovers to control erosion and minimize denuded view of the slopes.
4. There shall be no grubbing, brushing, or grading prior to final plan approval and site staking approval.
5. It is the lot owner's responsibility to see that vegetation is not destroyed outside the building site and during this process. If vegetation is damaged, it must be replaced.
6. Retaining natural vegetation to greatest extent possible (minimize size of building pads).

Drainage:

1. Natural drainage-ways shall be preserved wherever possible. Minimize alterations to natural drainage-ways to prevent soil erosion. Developed drainage-ways, if lined, shall use native rock.
2. Collection and onsite retention of storm water runoff is encouraged to supplement irrigation.
3. All drainage shall exit from any lot in a manner identical to the original run-off.

Utilities:

All new utility lines shall be underground.

Screening:

Screen all propane tanks, utility pads, and mechanical equipment such as air conditioners, cooling/heating devices, furnaces and pool equipment with walls, fences, or vegetation. Furthermore, clotheslines, wood storage and trash or rubbish containers shall not be placed or maintained on any lot so as to be visible from neighboring properties.

Native Vegetation:

The owner and his/her contractor shall comply with all State of Arizona laws and regulations governing native trees, cacti, and plants. Native vegetation shall be preserved where possible.

Construction Standards

Introduction:

The architectural theme for the VDO community will have a distinctive identity, expressing a thoughtful integration of building structures and the desert environment. The theme will be based on a distinctive southern Arizona vernacular, having its roots in the Spanish, Mission Territorial or Southwestern style and shaped by the cultural and climatic influences of southern Arizona.

These construction standards are intended to establish a consistent architectural theme for VDO, while allowing for flexibility of design expression.

Residences shall contain not less than 1,700 square feet of living space.

Construction Period:

The construction period shall not exceed 12 months. The construction period commences with approval from the MDC and issuance of a Cochise County building permit, whichever occurs later.

Building Materials:

Permitted materials include:

1. cement stucco over CMU
2. brick and mortar washed brick
3. fired adobe block
4. mud stucco over stabilized adobe block
5. natural rock
6. stucco over wood frame

Accessory Items:

Items such as gutters, downspouts, chimneys, skylights, flashing, vents, awnings and meter boxes must be painted to match or complement adjacent surfaces.

Building Height:

Maximum heights above natural adjacent grade shall be 18' for parapet walls and 21' for pitched roofs.

Setbacks:

All improvements will adhere to the following:

1. Residences - 35'
2. All other structures - 20'
3. Driveways and drainage-ways may be allowed to encroach on setback limits on a

lot-by-lot basis if it will enhance or preserve existing vegetation or is necessary because of topography of lot.

Garages:

All residences are required to have a 2-car garage as a minimum.

Walls & Fences:

1. All walls shall be considered extensions of the adjacent building, and be constructed of masonry or coordinated materials.
2. Recommended wall heights:
 - a. 4' maximum at front of dwelling
 - b. 6' maximum at side and rear of unit
 - c. Wall heights shall be measured from the existing natural grade at the exterior of the wall.
3. Soften long wall lines with plant recesses and landscape for vertical and horizontal relief.
4. All walls will be finished and painted the same, coordinated, or complementary color as the building color.
5. Wall materials shall conform to the recommended building materials, but can also include ornamental iron in combination with masonry.

Lighting:

External lighting shall be limited to that necessary to provide the functional requirements of safety and security. All exterior building lighting shall meet the Cochise County Building Codes. All exterior lights must be located as not to be directed toward or reflect upon surrounding properties.

Cochise County Light Pollution Code:

<https://www.cochise.az.gov/planning-and-zoning/light-pollution-code>

Parking:

Commercial trucks, boats, campers, trailers and other recreational vehicles shall not be parked on the property except when stored within a garage or approved screened yard area.

Pools:

Pools and their required enclosures will conform to current Cochise County regulations. Water disposal / back-flushing / back-washing shall not be discharged onto streets, roadways, or other lots.

Pavement and Curb Cuts:

1. No pavement cuts may be made on the private streets and roadways within the subdivision without prior written approval from the MDC.

2. All pavement cuts or damage to the subdivision streets or roadways must be repaired to the same standard as their original condition.
3. The owner is responsible for any damage to the subdivision streets or roadways and other land in or adjacent to the subdivision done by any contractor or sub-contractor during the course of construction or improvements on the owner's lot.
4. If the damage is not adequately repaired, VDO Homeowners Association may make such repairs and the cost of such repair shall be a lien on the lot whose owner is directly or indirectly responsible for such damage. Such lien shall also include all costs incurred in enforcing and collecting the lien.

Approved Plant Materials for Residential Properties

Refer to Guidelines for Plant Materials for Sierra Vista/Hereford Area, available online at http://cals.arizona.edu/cochise/waterwise/sierra_vista_plant_list.pdf

Prohibited Plant Materials List as Exceptions to the Above Guidelines

The objective of the Prohibited Plant Materials List is to preserve and protect the Huachuca Foothills/Grasslands landscape and to minimize allergy-producing pollen. The following are prohibited:

1. All Washingtonia species, Phoenix dactylifera and Phoenix canariensis are prohibited for aesthetic reasons, as well as for their high maintenance requirements.
2. Flowering olive trees (Olea europaea) are prohibited for reasons of their profuse production of allergy producing pollen.
3. Oleanders (Nerium oleander) are prohibited due to toxicity to humans and animals, as well as for their profuse production of allergy producing pollen.
4. Fountain Grass (Pennisetum setaceum) is prohibited as a defined weed with the potential to spread throughout the development, and also as a fire hazard.
5. Common Bermuda Grass (Cynodon dactylon) is prohibited as a defined weed and for its profuse production of allergy producing pollen.
6. Mineral landscape features, such as ground covers and boulders, is limited to materials indigenous to the Sonoran Desert.
7. Mulberries (Morus) are prohibited as a noxious pollen producer.
8. Desert Broom is prohibited due to the potential for it to spread uncontrollably throughout the development.

Maintenance Standards for Residential Properties and Common Areas

1. Each owner is required to maintain their lot in accordance with Article 7, Section 7.2, available online at http://www.vistadeloro.org/uploads/3/4/6/1/3461656/vdo_ccrs.pdf
2. Owners may, but are not required to, mow their entire lots up to the paved edge of the road and to their lot lines.
3. Common Area A (roads) easements will be mowed 6' maximum from the road edge, and 6' maximum around all utility installations.
4. Common Area B (non-developed, conservation set-aside area) may be mowed only if within 50' of an occupied structure. Areas of dense Russian Thistle (tumbleweed) and Desert Broom may be eradicated.
5. Common Area C (front entry monument and mailbox area) will be mowed 20' maximum outside of the monument to the East, West & North.

Cochise Vista Del Oro Homeowner's Association
P.O. Box 1535 Hereford, AZ. 85615

March 29, 2014

Association Rule: **(CCR 5.3 & 10.8) CCR Violation Procedure**

CCR violation(s) will be reported in writing to the VDO Board who will investigate and issue a Compliance Request for violations specific to VDO when applicable, allowing a reasonable amount of time for compliance, as determined solely by the Board. If compliance is not achieved, the Board will issue a Notice of Violation consistent with the Arizona Revised Statutes. 3 Canyons CCR violations will be forwarded to the 3 Canyons Ranch Master Design Committee for enforcement.

March 28, 2015

Association Rule: **Design Guidelines Compliance**

Structures constructed by approvals prior to March of 2015 and out of compliance with the Design Guidelines, approved 3-28-15, are grandfathered. For other non-permanent items such as lighting* and landscaping which are not in compliance with the Design Guidelines, the owner will be asked to provide a mitigation plan through the approval process described in the Design Guidelines, to bring these items into compliance.

* Cochise County Light Pollution Code:

<https://www.cochise.az.gov/planning-and-zoning/light-pollution-code>