

Cochise Vista Del Oro Homeowners Association (HOA)

Design Guidelines

(Revised October 2020)

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Cochise Vista Del Oro (VDO) is a village within the 3 Canyons Ranch Master Homeowners Association, whose Codes, Covenants and Restrictions (CCR's) were approved as part of the 'Village' process. VDO Members /owners are required to submit site improvements, new construction plans and exterior changes to the Vista Del Oro Architectural Committee (VDO AC) for review and approval. VDO Members are legally obligated to these requirements; VDO is legally required to comply with the Master Homeowners Association Village requirements.

Additional Information & References:

- Refer to CCR Article 3 for Use & Restrictions
- Refer to CCR Article 3.20 Motor Vehicles & trailers regarding parking, garages, screening requirements.
- Refer to CCR Article 7 for Maintenance.

A. Review Process and Submission Requirements

Requires VDO Architectural Committee (VDO AC) approval:

- New Construction
- Walls and Fences
- New Exterior Paint
- New Roofing
- Solar Installation
- Exterior Lighting

Exemptions:

- Repainting of exterior surfaces using a previously approved color.
- Landscaping for existing homes does not require approval as long as it does not include plants on the Prohibited Plant List. (Section E Landscaping)
- With the exception of open fire areas such as BBQ pits, grill pits or firepits, changes inside a previously approved wall enclosure which are not visible to neighboring properties or common areas.
- Repairs and maintenance required to restore property to its original condition.

Summary of Submittal Process:

- Review the VDO AC Review Checklist (Appendix) as a resource to provide guidance for the submittal process.
 - This is what the committee will use to review your project and will include 99% of all potential items requiring approval. Look for your type of project in the left column and to the right are the applicable references and basic requirements in our governing documents.
- Download and submit the completed application form. (Appendix)
- Expect a response not to exceed 30 days from the time when all information to do the review has been submitted. Additional information may be requested by the VDO AC.

B. Design Guidelines

Setting:

VDO is a planned nature conservation residential community located in Hereford, Arizona, near the base of the Huachuca Mountains. The setting, feel and look of the residential community are 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 contains clusters of native trees and shrubs in a semi-arid grassland.

VDO comprises approximately 132 acres with a total of 44 platted lots. To ensure 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 CCR'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 homeowners, architects, engineers, landscape architects, builders and other professionals to maintain the design quality proposed herein. They will be used to review each submittal package to assure conformance with the overall community design objectives.

Goals:

- Creation of a community with a strong open space theme derived from the history of the property.
- Provision of community design guidelines to facilitate sensitive integration of projects within the overall community development.
- Provision of variety in the community character through creative land use, architecture, lighting, and landscape architecture.
- Utilization of natural drainage ways and riparian communities as a unifying element to maintain and enhance the nature conservation approach to VDO.
- Protection of property values and enhancement of investment.
- Maximization of panoramic views to the Huachuca Mountains.
- Site development in a manner sensitive to the terrain (i.e. slope, natural drainage and runoff patterns, native vegetation, soil stability and views).
- Unify and reinforce the existing landscape through establishment of plant palettes for new residences and open space areas.
- Guide the owner and home builder through the design development process and retain the character of VDO.

C. Site Development Standards

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

- Limiting maximum cut slope to 2.5:1 and maximum fill slope to 3:1 whenever possible.
- If 90 days after grading has occurred and there is no construction activity, the graded area shall be hydroseeded with native grasses.
- Replanting all graded slopes with trees, shrubs, and native type ground covers to control erosion and minimize denuded view of the slopes.
- There shall be no grubbing, brushing, or grading prior to final plan approval and site staking approval.
- 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.
- Retain natural vegetation to greatest extent possible.

Drainage:

- 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.
- Collection and onsite water retention is encouraged to supplement irrigation.
- 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.

Without AC approval, trailers and RV's are limited to being 'in view' of neighboring properties and common area to 48 hours in any 7-day period. (CCR 3.20.4)

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.

D. 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.

New Homes: Shall contain not less than 1,700 square feet of site built living space.

(Refer to VDO CCR 3.2, 3C CCR 4.3.1)

Construction Period: The construction period shall not exceed 12 months. The construction period commences with approval from the VDO AC and / or issuance of a Cochise County building permit, whichever occurs later.

Primary Building Materials - Permitted materials include:

- Stucco over CMU (Concrete Masonry Units) or wood framing.
- Brick and mortar washed brick
- Fired adobe block
- Mud stucco over stabilized adobe block
- Natural rock
- Decorative concrete masonry units

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 Heights: Residence / Primary Structure 21' maximum above adjacent grade; 12' maximum for Accessory Structures located within the 20' – 35' setback.

Setbacks: All improvements will adhere to the following minimum setbacks:

- Residence / Primary Structure - 35'
- Accessory Structures, walls and fences - 20'
- 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 lot topography.

Accessory Structures (Garages / Sheds / Gazebos, Ramadas, Shade Structures, etc):

- All residences are required to have a 2-car garage as a minimum.
- Attached garages have no size limits but must comply with setbacks and all other requirements.
- Detached sheds / garages / accessory structures are limited by 3 Canyons CCR 4.3.8 to one, with a maximum 600 SFT floor area.
- Accessory structures shall match the Residence (Primary structure) in style, materials and colors along with all other requirements of these Design Guidelines.

Walls & Fences:

- Wall & Fence heights: 6' maximum for rear yard privacy enclosures, 3'-4" (40") for front courtyards, as measured from the existing natural grade at the exterior of the wall.
- Soften long wall lines with plant recesses and landscape for vertical and horizontal relief.
- All walls, gates or other ornamental iron will be finished and painted the same, coordinated, or complementary color as the Primary Structure / Residence.
- Wall materials shall conform to the recommended building materials but can also include ornamental iron in combination with masonry.

Painting: New exterior paint colors shall be submitted using the Sherwin Williams Exterior Inland Colors *Desert and Southwest Style Color Chart*, (Appendix) but any manufacturer that can match color(s) is acceptable.

- Color charts are available through Sherwin Williams or from an AC member.

Roofing: New or reroofing of an existing structure shall be submitted to the VDO AC for approval. The use of traditional southwest style or other materials previously approved is encouraged. Metal Roofing with a Solar Reflectance Index (SRI) of <40 will be considered for approval based upon slope and potential of glare to adjoining properties.

Solar Devices: Installation of solar devices on existing homes requires review and written approval by the AC. Solar devices mounted on flat roofs which are screened by parapet walls and ground-mounted solar devices that are screened by walls or landscaping are the preferred installations to minimize visual impact on neighboring properties. The visual impact of ground-mounted installations on adjacent properties also needs to be taken into consideration. Roof color and the solar device color on existing slanted roofs should be coordinated and match as near as possible.

Lighting: External lighting shall be limited to that necessary to provide the functional requirements of safety and security and shall comply with the Cochise County Light Pollution Code. (Appendix) All exterior lights must be located as not to be directed toward or reflect upon surrounding properties.

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:

- No pavement cuts may be made on the private streets and roadways within the subdivision without prior written approval.
- All pavement cuts or damage to the subdivision streets or roadways must be repaired to the same standard as their original condition.
- 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. 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.

E. Landscaping

- Landscaping projects for existing homes will not need to submit if there are no prohibited plants.
- Mineral landscape features, such as ground covers and boulders, are limited to materials indigenous to the Sonoran Desert.
- VDO HOA encourages the use of native landscaping per Arizona Firewise guidelines. (Appendix)

Prohibited Plant Materials List

The following plants are prohibited due to one or more of the following reasons: Allergy-producing pollen, toxicity to humans or pets, high maintenance requirements, fire hazard, esthetic concerns or the possibility of uncontrollable spread to neighboring properties:

- Fan and Date Palm trees, including all *Washingtonia*, *Phoenix dactylifera* and *Phoenix canariensis* species.
- Flowering olive trees (*Olea europaea*)
- Oleanders (*Nerium oleander*)
- Fountain Grass (*Pennisetum setaceum*)
- Common Bermuda Grass (*Cynodon dactylon*)
- Mulberries (*Morus*)
- Mediterranean Cypress (*Cupressus semipervins*), Leyland Cypress (*Cupressus leylandii*).
- The two listed below are prohibited as well as ‘fair game’ to be removed from VDO common areas, as coordinated with an AC Member.
- Desert Broom (*Baccharis sarothroides*)
- Russian Thistle (*Salsola tragus* / aka Tumbleweed)

F. Appendix

VDO AC Approval Form: (Pg 11)

- Fill & submit the completed form electronically along with additional information to fully describe the project.
 - Contact one of the AC Committee members if you have a color chip or hard copy that cannot be sent by email.

Available Reference Documents: (NOT required to be submitted.)

- VDO AC application review checklist. (Pgs 12 & 13)
 - This is what the committee will use to review your project and will include 99% of all potential items requiring approval. Look for your type of project in the left column and to the right are the applicable references and basic requirements in our governing documents.
- VDO Exterior Color Chart (Pgs 14-18)
- Cochise County Light Pollution Code (See Pg 19 if new fixtures proposed.)

Other Resources:

- To be Firewise, do an internet search for: Arizona Firewise, or try https://www.fs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb5339207.pdf
- For information on native Plants, do an internet search for: University of Arizona Master Gardeners Sierra Vista Area Plant List, or try <https://www.amwua.org/plants>

COCHISE VISTA DEL ORO HOA ARCHITECTURAL COMMITTEE APPROVAL FORM

BEFORE YOU DO ANYTHING ON THE EXTERIOR OF YOUR PROPERTY:

MOST exterior changes to the lot or residence must go through the Architectural Committee approval process. Completing and submitting this form is the first step of the process.

1. Complete this form per Section A of the current VDO Design Guidelines, use NA as applies.
2. Send this form to: VDOHOAArchCom@vistadeloro.org
3. Hard copies / samples to be sent to: Architectural Committee, c/o VDO Homeowners Association, P.O. Box 1535 Palisades Road, Hereford, AZ 85615.

OWNER / BUILDER

Name:
Mailing Address.
City & Zip:
Telephone:

E-Mail:	
House Number and Road Name:	Section: Parcel: 104-
Description of Project:	
Building Permit # _____ if applies. (Attach copy, or can be a deferred submittal if HOA approval desired prior to obtaining permit. HOA approval does not eliminate permit requirements.)	
Site Plan with Setbacks	
Floor Plan & Elevations, all sides	
Exterior Color Scheme Sample	
Fencing/Walls (description of material)	
Driveway Curb Cut	
New Outdoor Lighting Fixture Submittal (Shielded, 'Dark Sky' Compliant)	
Certification that all existing outdoor lighting is 'Dark Sky' Compliant) (Initial here_____)	
Square Footage of New or Additional Living Area:	

Owner's Authorization: _____

Date: _____

Cochise Vista Del Oro HOA Architectural Committee Application Review Checklist

Item	DocRef	Where	Basic Description	Y/N or NA
Paint / Repaint	Color Chart	DG A-2, D-7	Colors from the Sherwin Williams Desert & SW Style Color Chart or equal.	
Landscaping / Hardscaping	VDO DG's	DG Sec E-9	Plant types not allowed	
Miscellaneous	VDO CCR's	Art. 3.6	Fires OK in approved BBQ, grill or fire pits	
"	"	Art. 3.11	Clotheslines not to be in view from common areas or adjacent lots.	
"	"	Art. 3.16	Animals - 2 dogs, cats, or household birds. On leash @ common areas, no excessive noise.	
"	"	Art. 3.18	Flags / Signage - As approved by AC, but see ARS 33-1808 for HOA constraints!	
Parking	VDO CCR's	Art. 3.20.4	RV's / Campers in the open OK for 48 hrs in any 7 day period, longer w/ AC approval.	
Accessory Structure	VDO CCR's	Art. 3.1.11	Building permit as required by Cochise County P&Z	
	"	Art. 3.26	Used for vehicles, not converted to living area without AC approval.	
(Gazebo, shed, ramada, detached garage,	3C CCR	Art. 4.3.8	600 SFT Max if detached, one allowed per lot.	
	VDO CCR's	Art 3.2.1, 2	Max Ht 21', 1-story, 2-story possible w/ approval	
	VDO DG's	DG Sec D-6	Max ht 21' 1f 35' setback, 12' if 20'-35' for parapet & sloped roof construction	
	"	DG Sec D-7	20' min. setback from lot lines	
"	"	DG Sec D-8	Roofing Types - commonly used, metal OK w/ review, match residence.	
"	VDO CCR's	Art. 3.12	Underground utilities only	
"	"	Art. 3.26	Rooftop HVAC ok if hidden / concealed.	
Maintenance	VDO CCR's	Art. 7.2, 7.4	Lot owner's required maintenance / cleanup / upkeep.	
"	"	"	Yard equipment, woodpiles, storage areas not to be visible.	
Fence (Walls)	VDO CCR's	Art. 3.1.11	Building permit as required by Cochise County P&Z	
"	VDO CCR's	Art. 3.2.4	Max 6' height	
"	VDO DG's	DG Sec D-7	Max 6' height for rear yard enclosures, 3'-4" (40") for front courtyards.	
"	"	DG Sec D-7	20' min. setback from lot lines	
"	"	DG Sec D-6,7	Bldg matls allowed - also OK when combined w/ ornamental iron	
"	"	DG-7	Fence & Gate painting (Same or complementary to Primary Structure)	
New Homes / Additions	VDO CCR's	Art. 3.1.11	Building permit as required by Cochise County P&Z	
	VDO DG's	DG Sec C-5	Site Grading Requirements	
"	"	DG Sec C-5	Drainageway requirements	
"	"	DG Sec D-7	Site Built, Min 1700 SFT Living area (VDO AC report SFT to 3 Canyons) (3C CCR 4.3.1)	
"	"	DG Sec D-7	2-car garage min for new home.	
"	"	DG Sec D-8	Roofing Types - commonly used, metal OK w/ review.	

Cochise Vista Del Oro HOA Architectural Committee Application Review Checklist

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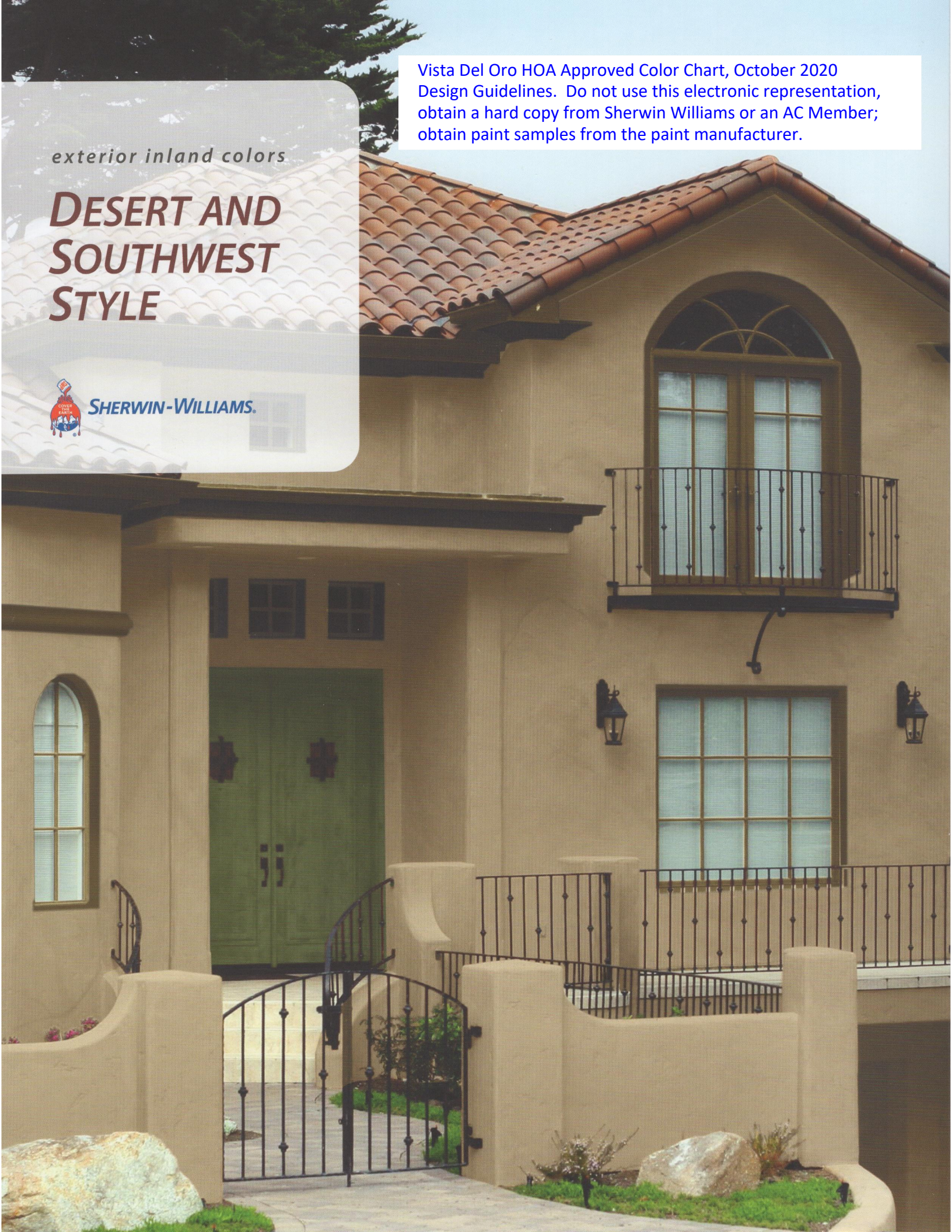
Vista Del Oro HOA Approved Color Chart, October 2020
Design Guidelines. Do not use this electronic representation,
obtain a hard copy from Sherwin Williams or an AC Member;
obtain paint samples from the paint manufacturer.

exterior inland colors

DESERT AND SOUTHWEST STYLE

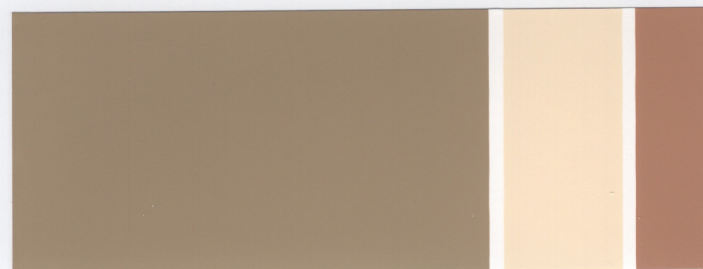
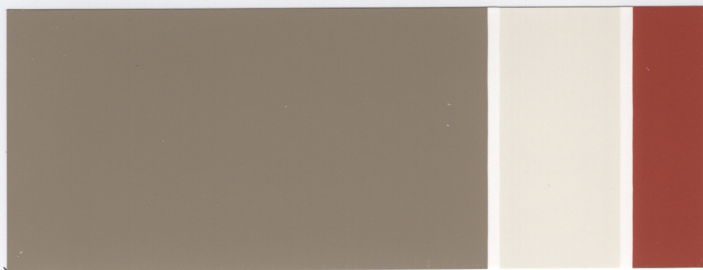
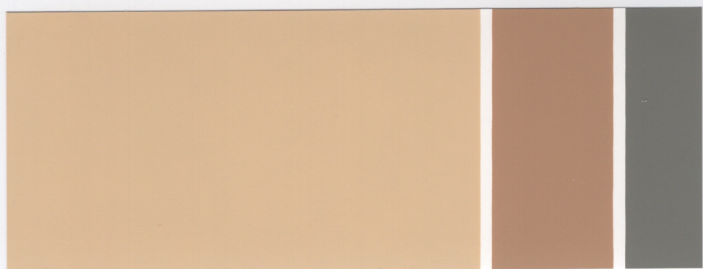


SHERWIN-WILLIAMS.



inland color

DESERT AND SOUTHWEST STYLE



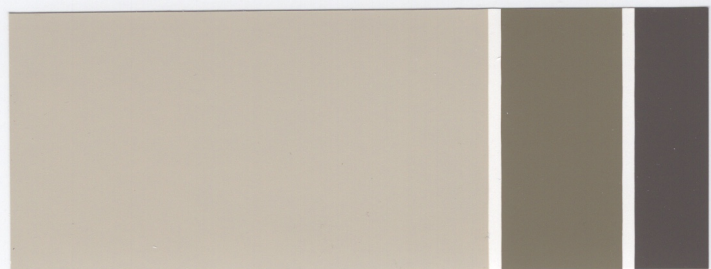
(B)

(T)

(A)



BODY	TRIM	ACCENT
Birdseye Maple SW 2834	Lanyard SW 7680	Link Gray SW 6200
Sawdust SW 6158	Nacre SW 6154	Spicy Hue SW 6342
Burlap SW 6137	Jersey Cream SW 6379	Oak Creek SW 7718



BODY	TRIM	ACCENT
Naturel SW 7542	Meadow Trail SW 7737	Manor House SW 7505
Quiver Tan SW 6151	Softer Tan SW 6141	Lanyard SW 7680
Oak Creek SW 7718	Spiced Cider SW 7702	Tiki Hut SW 7509



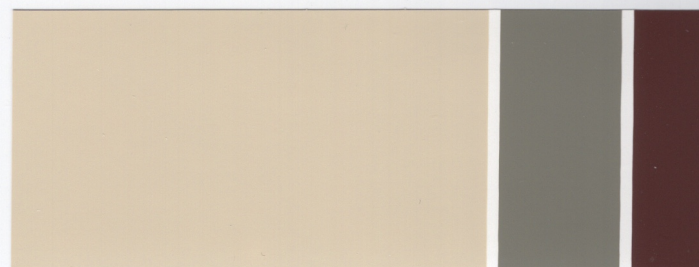
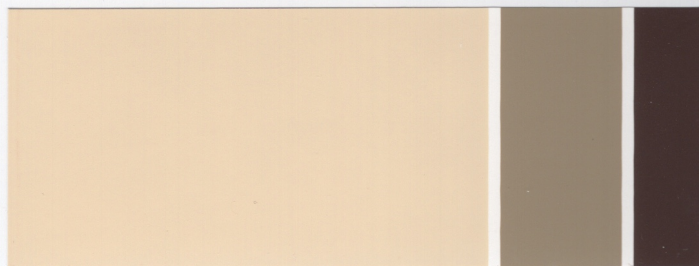
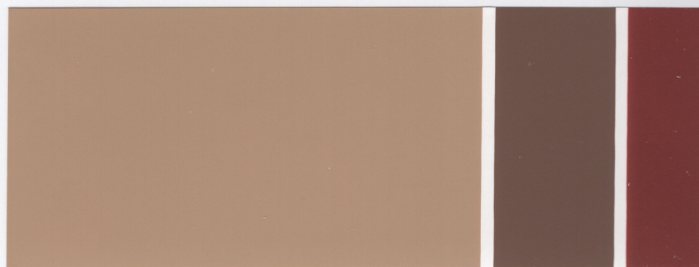
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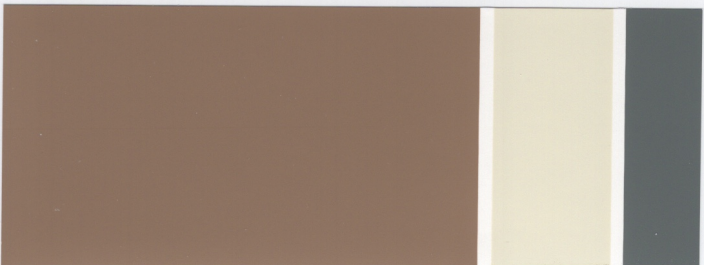
BODY	TRIM	ACCENT
Mesa Tan SW 7695	Grounded SW 6089	Sundried Tomato SW 7585
Concord Buff SW 7684	San Antonio Sage SW 7731	French Roast SW 6069
Netsuke SW 6134	Connected Gray SW 6165	Fiery Brown SW 6055



(B)

(T)

(A)



(B)

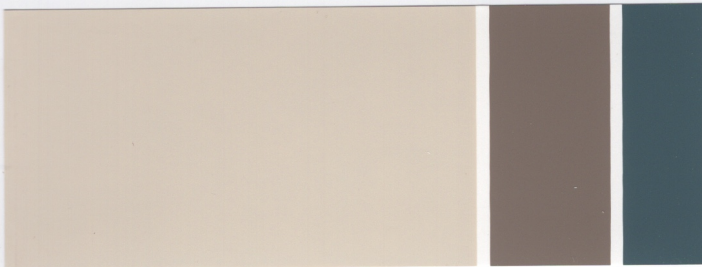
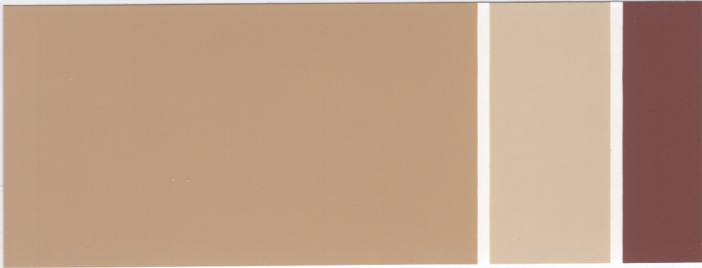
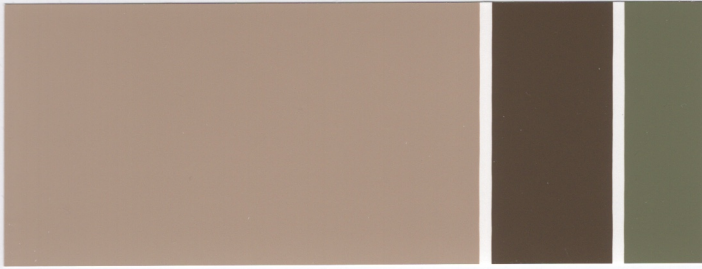
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BODY	TRIM	ACCENT
Smokey Topaz SW 6117	Kilim Beige SW 6106	Distance SW 6243
Hopsack SW 6109	Muslin SW 6133	Homburg Gray SW 7622
Totally Tan SW 6115	Oyster Bar SW 7565	Cyberspace SW 7076

The above scheme is featured on the cover.



(B)

(T)

(A)



BODY

TRIM

ACCENT

Latte
SW 6108

Protégé Bronze
SW 6153

Edamame
SW 7729

Stonebriar
SW 7693

Toasted Pine Nut
SW 7696

Canyon Clay
SW 6054

Stucco
SW 7569

Foothills
SW 7514

Tempe Star
SW 6229



BODY

TRIM

ACCENT

Bee's Wax
SW 7682

Napery
SW 6386

Black Bean
SW 6006

Brandywine
SW 7710

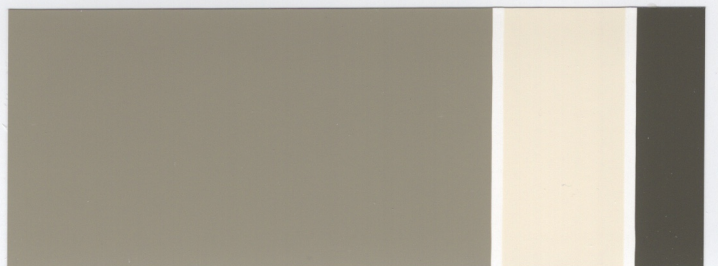
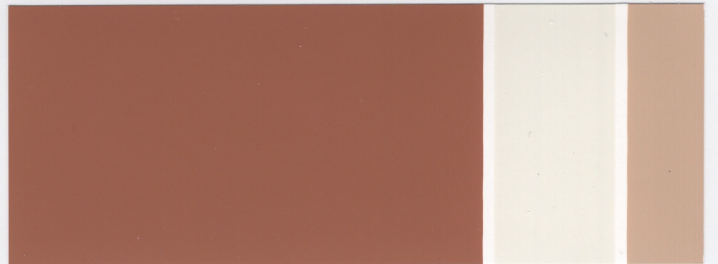
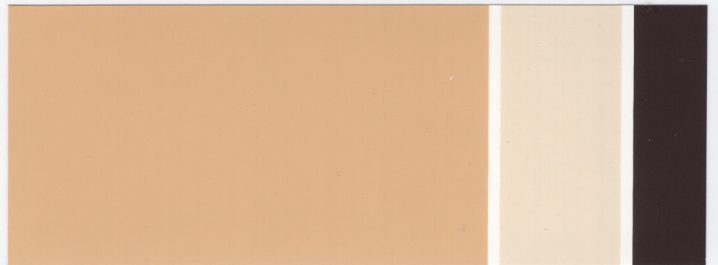
Dover White
SW 6385

Ligonier Tan
SW 7717

Herbal Wash
SW 7739

Morning Sun
SW 6672

Garden Gate
SW 6167



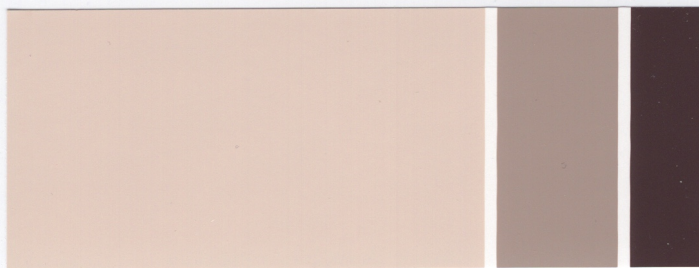
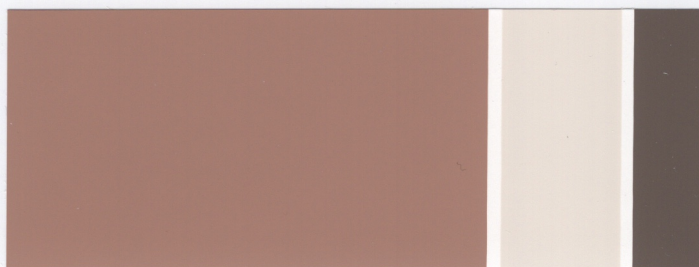
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(A)



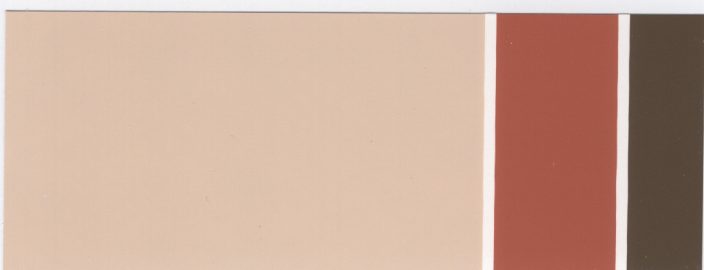
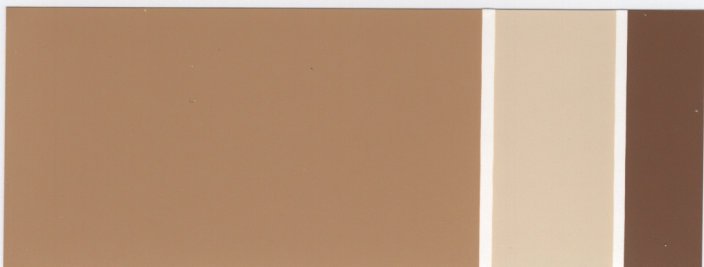
BODY	TRIM	ACCENT
Renwick Rose Beige SW 2804	Divine White SW 6105	Homestead Brown SW 7515
Pueblo SW 7711	Trusty Tan SW 6087	Bitter Chocolate SW 6013
Baguette SW 6123	Believable Buff SW 6120	Polished Mahogany SW 2838



(B)

(T)

(A)



(B)

(T)

(A)



BODY	TRIM	ACCENT
Favorite Tan SW 6157	Tatami Tan SW 6116	Tea Chest SW 6103
Mannered Gold SW 6130	Ivoire SW 6127	Jute Brown SW 6096
Interactive Cream SW 6113	Red Cent SW 6341	Protégé Bronze SW 6153

(B) Body

(T) Trim

(A) Accent



Cochise County Development Services

Public Programs...Personal Service
www.cochise.az.gov

Residential Lighting Worksheet

Tax Parcel ID # _____

Please provide specification sheets, diagram, or photo of each fixture type.
Any substitutions must be approved prior to installation.

Lots one acre or larger are allowed maximum of **20,000 shielded** Lumens per site.
Lots less than one acre are allowed maximum of **10,000 shielded** Lumens per site.
ALL PERMENTLY USED LAMPS SHALL BE FULLY SHIELDED UNLESS UNDER A ROOF OR PORCH OVERHANG AND THE LEVEL OF LIGHT TRESPASS DOES NOT EXCEED A FIELD-VERIFIED, LIGHT METER READING OF 0.2 FC AT THE PROPERTY LINE OF A RESIDENTIAL SITE OR 0.5 FC AT THE PROPERTY LINE OF A NON-RESIDENTIAL SITE.
FULLY SHIELDED FIXTURES ARE FIXTURES COMPLETELY COVERED ON TOP AND SIDES

IF ANY FIXTURES ARE NOT FULLY SHIELDED PLEASE IDENTIFY WHICH FIXTURES, EXEMPTION TYPE AND LIGHT METER READING AT PROPERTY LINE (IF APPLICABLE)

Notes: _____

Fixture ID on plans	Fully Shielded		Fixture Type	No. of fixtures	Lumens per fixture	Total Lumens for this fixture type
	YES	NO				
Existing Fixtures						
Subtotal						
Proposed						
Subtotal						
Grand Total					Total Lumens	

Bisbee Office
1415 Melody Lane, Building F
Bisbee, Arizona 85603
520-432-9300
520-432-9278 fax
planningandzoning@cochise.az.gov