

# HEADWATERS RANCH

## ARCHITECTURAL REVIEW COMMITTEE GUIDELINES

Revision October 2024

### INTRODUCTION:

The following guidelines are intended to introduce future homeowners and their representatives to those items needed by the Architectural Committee for review.

HEADWATERS RANCH area is characterized by excellent views from the rolling hills and ridges. Covered with significant stands of Juniper, Pinon Pines, Oak and other native plant species this area is abounding in natural beauty. Our desire is to integrate your new home harmoniously with your neighbors and nature with minimum disturbance to the trees, terrain and views.

### IMPROVEMENTS REQUIRING REVIEW:

- \* All building and accessory structures
- \* Any grading and/or site improvements
- \* Landscape improvements
- \* All exterior materials and colors
- \* Changes or additions to these items

### ARCHITECTURAL COMMITTEE

The Architectural Committee of HEADWATERS RANCH will review PRELIMINARY AND FINAL PLANS for all construction in the subdivision. The submittal will be a pdf. or any other approved electronic format, including plans and all required documents, covering the following items dimensioned at an appropriate scale:

- \* Preliminary site plan (two FOOT INTERVAL CONTOUR MAP),
- \* Location of all trees over three (3) inches in trunk diameter on foot from the ground
- \* All trees to be removed to permit any on-site construction
- \* Location of all easements
- \* Dimension and bearings of the boundaries of the lot
- \* Existing grades and proposed grade changes

- \* Location of all proposed structures
- \* Front, side and rear setbacks]
- \* Driveways parking areas and walkways
- \* Finished floor grades
- \* Landscaping and replacement trees

#### PRELIMINARY FLOOR PLAN

Should show all floor spaces and floor level transitions. Include all decks, patios, garages and detached structures. Show square footage of livable area on each floor.

#### EXTERIOR ELEVATIONS:

\*Should show any condition that would affect the exterior of the structure. Show roofing materials. Masonry materials may include brick, stone, splitface or slumpblock. The use of plain block is acceptable when mortar washed or stuccoed.

Siding materials of wood can be horizontal, vertical or diagonal as may be appropriate with the design of the structure.

**SUBMISSION OF FINAL PLANS IS MANDATORY AND APPROVAL IS REQUIRED PRIOR TO CLEARING, EXCAVATING OR ISSUING OF A BUILDING PERMIT**

#### FINAL PLANS SHOULD INCLUDE THE FOLLOWING DRAWINGS:

- \* Site and grading plans
- \* Foundation plan should include all dimensions and appropriate details
- \* Floor plan must be fully dimensioned showing all rooms and appropriate information
- \* Roof plan must be fully dimensioned showing all rooms and appropriate information
- \* Exterior elevations should show all facets of exterior design including decks, railings, trim, etc. Existing and finish grade lines must be shown on all elevations
- \* Samples of exterior colors and finishes will be required by the Architectural Committee.
- \* Landscape plan includes size, type and location of trees, shrub and ground cover to be

planted on the lot. Importance must be placed on leaving natural vegetation and trees undisturbed as much as is feasible.

#### PLAN REVIEW PROCEDURE AND FEES:

\* A road impact fee of \$1250, a \$250 plan review fee for new home construction, a fee of \$625 for any miscellaneous review of items such as garages or outbuildings, and the ARC fee of \$125 will be required upon submittal to the Architectural Committee of the preliminary plan documents

\* The Road Impact fee, plan review fee, any miscellaneous review fees, the ARC fee and two sets of plans and completed Architectural Review Application must be turned in to the Committee to initiate the review process. If the Committee fails to approve or disapprove the plans within thirty (30) days from the date of the application, approval will not be required.

\* Once the submitted plans are approved by the Committee, the owner will be notified with a notice containing any attending stipulations if applicable.

### DESIGN GUIDELINES

#### INTRODUCTION:

The following guidelines are established to insure the visual integrity of Headwaters Ranch. Each home is an integral part of the overall appearance and character of Headwaters Ranch. These guidelines are not intended to discourage individualism; rather each proposed home will be reviewed on its own merit for how it fits in with the general character of Headwaters Ranch.

#### RECOMMENDED DESIGN STYLES:

- \* Ranch
- \* Early American
- \* Split-level
- \* Contemporary
- \* Sante Fe

- \* Spanish

#### UNACCEPTABLE DESIGN STYLES:

- \* Geodesic Dome
- \* A-frame/ Chalet
- \* Underground

#### GENERAL DESIGN CRITERIA

- \* Each home shall have at least two offset street parking spaces (driveway O.K.)

#### RECOMMENDED ROOFING MATERIALS:

- \*Fiberglass dimensional shingles
- \* Wood shake (Class A/B only)
- \* Concrete shake/tile
- \* Mission clay tile

#### RECOMMENDED SIDING MATERIALS:

- \* Wood siding
- \* Stone; real or cultured
- \* Brick or Split-face block
- \* Stucco
- \*Masonite siding w/ brick or stone trim

#### COLORS:

- \*Earth tones are encouraged while high contrast or clashing color schemes are not acceptable. Each proposed color scheme for a home will be reviewed on the basis of its relationship to the natural surroundings, architectural design and neighborhood character.

FENCING:

\*Painted masonry fences, with or without stucco, designed for pet or child containment, are encouraged. Any other fence material or design will require approval of the Architectural Review Committee.

LANDSCAPING:

The use of native plants and materials is strongly recommended for the primary landscaping theme. All new plantings which are not drought-resistant must be equipped with an automatic irrigation system. Natural earth tone materials such as decomposed granite, river rock, native rock, etc. are encouraged. Colored gravel and rock, weeds and artificial plants, flowers and ornaments will not be acceptable.

All landscaping within HEADWATERS RANCH shall be integrated into the natural topography and vegetation as much as is feasible. Each home will be landscaped so as to minimize soil erosion and maintain natural drainage.

**GENERAL CONSTRUCTION GUIDELINES**

GENERAL GUIDELINES:

\*All plans must have approval of Committee before any work begins. All proposed changes must also be approved in writing by the Committee.

\* The contractor shall not place a company construction sign (not to exceed 6 sq. ft. in area) on site until close of escrow on said lot and shall be removed within twenty-four (24) hours of passing the COUNTY final inspection. A contractor spec home will be allowed to display the above-described sign until the close of escrow of said home. Any real estate sign used on the property at any time shall not exceed six (6) sq. ft. in area.

\* All building shall be complete, unless otherwise approved, within nine (9) months from the start of construction

\* The contractor and his employees shall not operate generators, saws or other equipment earlier than 7:00 a.m. or later than 6:00 p.m., Monday through Saturday; or earlier than 9:00 a.m. or later than 4:00 p.m. on Sundays or holidays.

\* The contractor shall not allow his employees to play radios so loud as to become a

nuisance to adjacent neighbors. Loud and abusive language will not be tolerated.

\* Contractors are prohibited from bringing dogs to the construction site.

\* Contractors shall take whatever measures necessary to insure public safety at the construction site.

\* Each contractor shall have a portable toilet facility on each building site. It may not be located within a roadway. The contractor assumes sole responsibility for the provision and maintenance of said toilet.

\* The consumption of alcoholic beverages is strictly prohibited at the construction site.

\* Contractors shall insure that all construction and employee vehicles will be parked off the street and on the construction site.

\* Contractors shall not store or park construction equipment; backhoes, dump trucks, trailers, etc. on-site when not in use for a period of two days.

\* Building materials shall not be stored on streets at any time.

\* Contractors shall not store unused building materials of any kind on a construction site over ten (10) days without prior written approval from the Committee. Please schedule all deliveries and construction to comply with this guideline.

\* Trash dumpsters are required on each construction site and shall be 20 cubic yards or less in size and must be placed on the property and not on the street.

\* The contractor shall immediately clean up any debris that blows off the site onto adjacent property. The contractor shall continuously maintain the site in a clean and orderly fashion, keeping the street free of debris.

\* The contractor shall repair any damage to the driveways or street that has occurred during the house construction on a timely basis. Said repairs shall conform to the Yavapai County standards and shall be approved upon completion by the Committee.

\* All trees that are to be removed shall be properly marked before construction begins. All trees that are to remain shall be protected. If a tree which is to be saved is damaged beyond repair and must be removed, the contractor will be required to replant one tree of at least two inches in diameter for each tree removed.

\* Avoid operation of heavy equipment, i.e. large trucks, backhoes, bulldozers, etc. within

the dripline of a tree.

\* Route utility trenches around the dripline of a tree wherever possible. If this cannot be done, tunnel at least two feet under the tree roots rather than trenching through. If roots need to be cut, use a saw to produce a clean cut.

\* Avoid pouring concrete within the dripline of a tree. In those areas within the dripline of the tree where the concrete for the footing, garage floor, driveway, sidewalk or patio is to be poured, line the trenches and areas under the concrete into the surrounding root system.

\* In all landscaping or earth fill areas, attempt to maintain the existing ground level around the dripline. If the trunk must be buried to some extent, utilize a porous material such as decomposed granite, gravel or rock rather than soil.

\* Painters may, under no circumstances, pour solvent or water which has been used to clean brushes, rollers or spray equipment, on the ground within the dripline of a tree.

\* Stressed or damaged trees shall be assisted with a slow deep watering utilizing a soaker hose placed around the dripline, particularly in the early summer. Fertilization is also recommended which utilizes nitrogen, phosphorus and potassium.

Requests for exceptions in compliance with any of these guideline due to hardships or extenuating circumstances must be presented in writing to the Committee before final approval to construct.