



Tamarron Pines Homeowners Association

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ARCHITECTURAL & LANDSCAPING DESIGN STANDARDS

Updated November 2017



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TAMARRON PINES PHILOSOPHY & COMMUNITY INTRODUCTION

Tamarron Pines is a residential mountain community, nestled among the top of the Mogollon Rim and surrounded by the Coconino National Forest, designed for the outdoor lifestyle of its residents within a traditional, natural forest community. Homes in Tamarron Pines should be custom in design, responding to the unique feature of your lot and designed to these Architectural Design Standards to insure that your residence will harmonize with the Community. **Acceptable design styles are: Alpine, Mountain Ranch, Log Cabin, Adirondack, or similar architecture.**

Certain architectural styles will also **not** be permitted in Tamarron Pines: *Santa Fe, Spanish, Victorian, Tudor, Tuscan, Mediterranean, Contemporary and/or Modern, half-timber designs, A-frame construction, New England Salt Box, Old English or Colonial.* Other styles will be reviewed by the Architectural Committee (AC) in order to determine if that style is compatible with the character and mountain spirit of the community.

The following Architectural & Landscaping Design Standards are intended to maintain the highest standards in order to safeguard the beauty of the community, to protect your investment, and to help achieve community goals.

1.0 INTRODUCTION

AUTHORITY

These Design Standards have been promulgated pursuant to Section 10.2 of the Declaration of Covenants, Conditions, Restrictions and Easements for Tamarron Pines, recorded into the official records of Coconino County, Arizona, in 1999 and as thereafter amended from time to time (the "Declaration").

ENFORCEMENT

These Design Standards are binding upon all Persons who at any time construct, reconstruct, refinish, alter or maintain any Improvements upon the Property. It is the responsibility of each Owner or his or her representative to obtain and review a copy of the most recently revised Architectural Design Standards. These Design Standards will be administered and enforced by the Architectural Committee ("AC") of the Association in accordance with the Declaration and the procedures herein and therein set forth and may be amended from time to time. If any conflict should arise between the Design Standards, the Declaration and the requirements of the County Zoning Ordinance, the most restrictive requirement shall be deemed to apply.

ARCHITCTURAL COMMITTEE

These Architectural & Landscaping Design Standards have been adopted by the Architectural Committee (the "AC"), as established by the Board of Directors, pursuant to the Declaration for Tamarron Pines. The Committee shall consist of not less than three (3) members, with at least one (1) Board member serving on and functioning as the Chairperson. Committee Members shall be appointed by the Board, and need not be Members of the Association. If at any time there is no one serving on the Committee, the Board shall have and may exercise any and all rights, powers, duties and obligations of the Architectural Committee.

APPROVAL AND CONFORMITY OF PLANS

No improvements, alterations, repairs, excavation or other work which in any way alters the appearance of any Lot shall be made or done without the prior approval of the Architectural Committee. No building, fence, wall, screen, residence or other structure shall be commenced, erected, maintained, improved or altered in respect of any Lot without the prior written approval of the Architectural Committee. Approval by the Committee is to facilitate the harmony of external design and location in relation to surrounding structures, landscape and topography.



2.0 DEFINITIONS

A capitalized term within these Design Standards shall have the same definition as in the Declaration. For convenience, some of those definitions along with other useful definitions are set forth below.

“Architectural Committee” shall mean the committee created pursuant to Article X of the Declaration.

“Architectural Committee Rules” shall mean the rules adopted by the Architectural Committee.

“Association” shall mean and refer to Tamarron Pines Homeowners Association, an Arizona non-profit corporation, its successors and assigns.

“Board” shall mean the Board of Directors of the Association.

“Declaration” shall mean the covenants, conditions and restrictions set forth, as may from time to time be amended.

“Improvements” shall mean the buildings, garages, carports, roads, driveways, parking areas, walkways, fences, walls, utilities and service lines, decks, hedges, plantings, planted trees and shrubs, and all other structures or landscaping improvements of every type and kind.

“Lot” shall mean any parcel of real property designated as a Lot on any recorded Subdivision Map that is located within the Property. A Lot shall be deemed “Developed” when adjacent streets and off-site utilities have been completely installed. A Lot shall be deemed “Improved” when a Single-Family Residence has been completely constructed thereon. All other Lots shall be deemed “Unimproved Lots”.

“Owner(s)” shall mean and refer to the record holder, whether one or more persons or entities, of legal, equitable or beneficial title to the fee simple interested of any Lot.

“Property” shall be defined as noted in the Declaration.

“Residence” shall mean any building situated upon a Lot and intended for use and occupancy as a residence by a single family.

“Single Family Residential Use” shall mean the occupation or use of a Single Family Residence in conformity with the declaration and the requirements imposed by applicable zoning laws and other state, county or municipal rules and regulations.

“Visible From Neighboring Property” shall mean, with respect to any given object, that such object is or would be visible to a person six feet tall, standing on any part of such neighboring property at an elevation no greater than the elevation of the base of the object being viewed.

3.0 USE RESTRICTIONS

The following use restrictions are set forth in the Declaration and repeated here so that Owners will not plan site-work, improvements or landscaping which will be inconsistent with these requirements.

SINGLE FAMILY RESIDENTIAL USE

The Property shall be used, improved and devoted exclusively to Single Family Residential use. No business, commercial, manufacturing, industrial, mercantile, vending or similar activity of any kind whatsoever shall be conducted on any of the Property.

TANKS

Only tanks that contain fuel for heating purposes shall be allowed on the Lots and must be walled in or kept screened by adequate planting to conceal them from the neighboring properties, roads and streets.

TEMPORARY STRUCTURES

No temporary building or structure shall be placed, erected or maintained on any portion of the Property.



TRAILERS AND MOTOR VEHICLES

No mobile homes or manufactured homes of any kind shall be allowed on any portion of the Property. No vehicles shall be driven on any streets or roads within the Property unless properly licensed. No unlicensed vehicles shall be kept or placed upon any portion of the Property unless parked within an enclosed garage. Except with the prior approval of the Architectural Committee, no bus, motor home, truck larger than ¾ ton, trailer of any kind, boat, recreational vehicle, min-bike, camper or permanent tent or similar vehicles or equipment shall be kept, placed, maintained, constructed, reconstructed or repaired upon any portion of the Property, including streets and roads (public or private) within the property in such a manner as will be Visible From Neighboring Property. RV's may be permitted during construction of a new Residence to park on the lot temporarily, with AC approval; guests of a resident with a completed home may park their RV for up to 2 weeks on their lot; **you must first notify the HOA**. No vehicle of any kind may be parked on the street for longer than 24 hours without prior approval of the AC.

NUISANCES

No rubbish or debris of any kind shall be placed or permitted to accumulate upon any portion of the Property, and no odors shall be permitted to arise therefrom so as to render any portion of the Property unsanitary, unsightly, offensive or detrimental to any other portion of the Property or its occupants. No noxious, destructive, or offensive activity or any activity constituting an unreasonable source of annoyance shall be permitted to be conducted, exist or operate upon any portion of the Property. No exterior speakers, horns, whistles, bells or other devices, except security devices used exclusively for security purposes, shall be located, used or placed on any portion of the Property.

TRASH CONTAINERS AND COLLECTON

No garbage or trash shall be placed or kept on any portion of the Property except in covered containers of a type, size and style which are approved by the Architectural Committee. In no event shall such containers be maintained so as to be Visible from Neighboring Properties. All rubbish, trash or garbage shall be removed from any portion of the Property and shall not be allowed to accumulate thereon. Trash shall not be burned or buried on any portion of the Property of any time.

FIRES

Other than barbecues in properly constructed barbecue pits, free standing or built-in containers and used for cooking food, no open fire shall be permitted on the Lots nor shall any other similar activity or condition be permitted which would tend to increase the insurance rates for the Common Areas or for any other Owner.

Barbeque Fire Pits: Plans for the construction of a permanent barbeque fire pit, used for the sole purpose of cooking food must be submitted to the Tamarron Pines Architectural Committee for review and approval prior to constructing. After completion, Fire pits must be inspected and approved by the Blue Ridge Fire Department prior to being used.

The outside edge of any constructed fire pit must be located a minimum of twenty five (25) feet from propane tanks and fifteen (15) feet from any structures (including but not limited to a house, deck, garage, or woodshed), as well as from combustible material such as trees and/or overhanging tree branches, pine needles, forest debris, and wood piles. Construction of a built-in fire pit must be of fire proof material, e.g. masonry, concrete, fire brick, but not loosely stacked rocks. Fire pits must be at least two (2) feet high from ground level and be no more than four (4) feet interior diameter. Fire pits must be surrounded by at least a three (3) foot radius apron of non-combustible ground cover e.g. crushed granite or concrete. Fire pits must have a floor of fire brick (preferred) or poured concrete. Fire pits must meet all other guidelines of the local fire district. Fire pits are required be covered with a non-combustible screen material.



CLOTHES DRYING

No outside clotheslines or other outside facilities for drying or airing clothes may be erected, placed or maintained on any Lot.

MINERAL EXPLORATION

No portion of the Property shall be used in any manner to explore for or to remove any oil or other hydrocarbons, minerals or any kind, gravel, earth or earth substance of any kind.

RESTRICTION ON FURTHER SUBDIVISION

No Lot shall be further subdivided or separated into smaller Lots or parcels by any Owner, and no portion less than all of any such Lot, nor any easement or other interest therein, shall be conveyed or transferred by any Owner without the prior written approval of the Board.

SIGNS

No signs or billboards whatsoever including, but not limited to, "For Sale" signs, commercial, political or other similar signs shall be erected or maintained on any Lot or portion of the Property, except those noted in Section 3.18 of the Declaration, and in accordance with any state regulations.

During the time of construction of any building or other improvement, one job identification sign not larger than eighteen (18) by twenty-four (24) inches in height and width and having a face area not larger than three (3) square feet may be used and maintained.

ANIMALS

No animals. Other than a reasonable number of generally recognized house or yard pets, shall be maintained on any portion of the Property and then only if they are kept, bred or raised thereon solely as domestic pets and not for commercial purposes. Notwithstanding the foregoing, no horses, ponies, mules, ostriches, swine, chickens, turkeys, cows, goats, sheep, geese, ducks or other barnyard animals shall be kept, bred or raised on any portion of the Property and no pet of any kind, may be kept upon the Property which in the opinion of the Board, results in an annoyance or are obnoxious to the Owners or occupants of other Lots in the vicinity.

4.0 SITE PLANNING

No original construction and no modification, alteration or addition shall be commenced until it has been approved or is deemed approved by the Architectural Committee.

At the time of site clearing and during construction, access to the site shall be only on the designated roads and one properly prepared driveway per lot, that is, only **one ingress and egress is allowed per lot**. Clearing and site damage shall be minimized. Debris, or slash, from the pre-construction, preparation, and clearing shall be removed from the lot prior to the beginning of any construction, except the driveway.

Site development shall be sensitive to the natural topography. Existing vegetation shall be preserved to the greatest extent possible without endangering the dwelling in time of a forest fire. Existing natural landscape shall be preserved between Lots to the greatest extent possible so that common boundaries maintain visual continuity.

Lot coverage, building heights and setbacks shall be according to the County Zoning Code and the Design Standards as set forth herein. The more restrictive regulation shall govern.

DRAINAGE

Natural drainage ways shall be preserved wherever possible; however, measures shall be taken by the Owners to prevent soil erosion on their respective Lots and adjoining lots.

The use of architectural elements (*i.e.*, retaining walls) is encouraged to support transitions in grade and earth berm retention basins and low rock check dams are encouraged to slow the flow of storm runoff and



prevent erosion; however, drainage must not be diverted from natural pathways, and on-site retention of storm water run-off is not encouraged.

Any rock lining material shall be approved by the Committee.

Rip-rap must be hand-placed rock from the site or native to the Coconino National Forest, and shall not exceed 6 feet in height. In order to stabilize slopes in a flood plain, these limitations may be exceeded with the approval of the Committee.

GRADING

The unique character of Tamarron Pines is due in part to the natural topography of the site, consequently, sensitive grading is extremely important. Grading shall conform to the natural topography resulting in a harmonious transition with the existing terrain.

Cut-and-fill slopes shall not be steeper than 3:1 unless stabilized with riprap or retaining or terraced walls and shall not exceed 6-foot vertical height unless soils information requires a more restrictive treatment.

All cut-and-fill slopes are subject to County Zoning Code and regulations.

All cut-and-fill slopes shall be landscaped and re-vegetated. A landscape plan showing the proposed re-vegetation must be submitted for review and approval.

RE-VEGETATION AND LANDSCAPING

Disruption and removal of existing vegetation including but not limited to all trees, shall be kept to a minimum and confined to approved construction areas.

All disturbed areas of the Lot shall be landscaped or re-vegetated back to a condition closely resembling the area as it naturally occurred prior to construction. Landscaping should be designed to maintain the natural forest appearance. A complete landscaping plan, including plant type/size/locations, is required for review and approval.

The trees, shrubs and plants on the Native Plant List are suggested for installation in Pine Canyon. Other vegetation approved by the Committee shall be used for re-vegetation to areas outside of private patios.

Native shrubs, trees and ground covers are found extensively at Tamarron Pines. Recreating this natural vegetation on disturbed areas is encouraged so as to prevent erosion and other disruption of the land.

IRRIGATION

Permanent underground irrigation operated by automatic timers shall be installed for all landscaped areas that will not adapt to normal area precipitation. Drip irrigation techniques shall be utilized wherever feasible.

A minimum 3-month watering period of seed germination and plant establishment shall be planned for any areas re-vegetated by seeding.

5.0 BUILDING DEVELOPMENT STANDARDS, DESIGN GUIDELINES & MATERIALS SPECIFICATIONS

CONSTRUCTION PERIOD

As soon as building materials are placed on any Lot, construction shall be promptly commenced and diligently prosecuted in order that such construction shall be completed within a reasonable time after commencement but not later than **nine (9) months** from the date the material has been placed on the Lot.

Timeframe extensions may be granted by the Architectural Committee, upon request by the Owner.



SETBACKS

The Building Envelopes for Lots in Tamarron Pines shall be defined as the area within the setbacks, as detailed on the Final Plat from Coconino County. Typical Lot setbacks are 25' for the front and rear of the Lot, with 20' on the sides of the Lot.

All structures and improvements, including but not limited to roof overhangs, patios, decks, walls, fences, parking areas, equipment and facilities shall be contained within the Building Envelope, unless otherwise approved by the AC.

MINIMUM SQUARE FOOTAGE

No dwelling or residence shall have a floor area of less than 1,200 square feet , and a ground floor area of less than 750 square feet, exclusive of an open porch, carport or attached garage.

BUILDING HEIGHTS

Maximum building height for a single story residence is twenty five (25) feet, with an encouraged height of twenty (20) feet for homes under 1,500 square feet. This is measured from the highest natural grade along the stem wall to the overall highest ridge point of the residence.

Maximum building height for a two-story residence shall not exceed thirty (30) feet from the highest grade along the stem wall to the highest ridge point of the residence. The second story living area shall not exceed 40% of the lower level living total square footage (excluding garage).

No other structure or improvement upon any Lot shall exceed the height of the adjacent Residence.

All structures also shall conform to height requirements of the County Zoning Code (if applicable); however, the lowest height requirement shall prevail.

EXTERIOR WALLS

Any wall which measures greater than thirty-five (35) feet in length must contain a minimum 24" horizontal wall off-set, also expressed in the roof design.

Exposed standard or painted block are not acceptable materials for stemwalls. Acceptable stemwall materials are: *split-face block, stone veneer, stucco, wood face (provide detail)*.

Any columns are encouraged to be a minimum of 8"x 8", and shall be no less than 6"x6" square or 8" round; Columns greater than 8 (eight) feet in height shall increase 1" in diameter per foot of height, for proper architectural scale.

BUILDING MATERIALS & COLORS

Exterior appearance, including all exterior surfaces, shall blend with the natural surroundings and the landscaping. Exterior materials shall be continuous and consistent on all elevations.

Log and cedar/redwood, are the encouraged building materials for Tamarron Pines.

Other acceptable exterior siding materials are as follows: ½" min. shiplap wood, ½" min. tongue & groove or board and bat, log siding, stone veneer, brick and hardi-plank/shingle. Any natural wood siding material, with the exception of Log siding, shall be of Pine or Cedar only. Aluminum siding is not an acceptable siding material.

Other approved building materials for stem walls, columns, and/or accent features include: *standard block, split face block, stone veneer or stone masonry, stucco over CMU or wood faced.*

Prohibited building materials include but are not limited to: *T-111 siding (may be used for soffits), plywood siding, reflective glazing, corrugated metal roofing, exposed CMU or exposed frame construction*

Exterior colors: shall be earth tones in natural forest shades (such as browns, greens or grays) indigenous to the area and **shall have an LRV (light reflective value) between 10 and 40.** Actual color/stain samples shall



be submitted for approval at the time of plan review. Actual color and material samples shall also be submitted for approval of any re-covering (painting, staining, or other covering) of any existing structure. No exterior reflective materials (glass, roof surfaces, window mullions or garage doors) or colors will be allowed. All paint must be flat or low sheen.

Trim material should be complimentary in color and materials (either stained or painted) to the siding materials on the residence. If you are using different colors on different portions of any structure, indicate the colors on your plans. If you are using the same color on the entire exterior, provide the required information along with a color sample.

Any exterior electrical boxes and conduits mounted on the home's exterior must be painted to match or harmonize with the part of the home to which they are attached.

ROOFS

All roof materials shall be earth tone colors in natural forest shades. **Acceptable roofing materials in Tamarron Pines are:** *architectural composite asphalt shingle minimum 300#, flat concrete tile, standing seam metal.* Roofing material may not be white or reflective colors. Other materials may be considered on a case by case basis.

Roof ridge lines must not exceed fifty (50) in length before a significant change in direction and/or elevation occurs.

Vent pipes, caps or metal chimneys and skylight housings must be painted to match the roofing color.

Overhangs: Roof overhangs are to be a minimum 24" from the face of exterior sheathing, to the backside of the sub-fascia, in a horizontal plane. Fascias are encouraged to be double stacked, at least on gable ends, with a minimum 2"x 6" installed over 2"x 10". Soffits are to be enclosed, with no exposed truss tails visible.

Chimneys: If a chimney is present as a roof design element, they are to be faced with the same materials and textures as used on the residence to ensure a consistency in character and style. Wood or stone facings are allowed. Spark arrestors are required and must be screened from view, using prefabricated metal shrouds (powder coated to match colors on the residence). Exposed metal chimneys are not allowed.

Solar: Orientation and design of the residence for maximum winter sun gain is encouraged. Solar collectors should be installed on the plane of the roof material (flush mounted). Frames shall be constructed of a non-reflective material, with dark colors matching the roof color as closely as possible. All exterior equipment, mounting and hardware shall be painted to match the adjacent surface materials. Samples or illustrated brochures of the proposed solar unit shall be submitted with the building application. Construction drawings showing location and number of collectors, method of attachment to the roof structure, and the location of the exterior system components must be submitted.

Placement of solar units shall be located in the least visible area, as seen from common areas or adjacent lots. While it is not the intention of the ARC to restrict the installation, functioning, efficiency or use of roof mounted solar devices, the AC reserves the right to reasonably restrict placement of such devices as they affect the appearance of each home, according to A.R.S. §33-1816, §33-439, §44-1761 & §44-1762.

Solar tubes: are permitted provided they are submitted and approved by the AC. They shall be located in the least visible location on the roof, as seen from common areas or adjacent lots, with flashings painted to match the roof color.

Skylights: shall be submitted for review and will be considered on a case by case basis. They should be integrated with the roof, be "flat" in design and have non-reflective dark glass. There shall be no domed skylights.



DOORS & WINDOWS

Exterior door colors must be coordinated with the exterior finish of the home. Solid core wood doors with a stain finish are recommended. White or similar color is not acceptable.

Acceptable window materials are: wood, aluminum clad, vinyl clad aluminum, anodized or powder-coated aluminum. If aluminum is used, color must be bronze anodized. All windows must be recessed a minimum of 2", or trim must be installed to give the appearance of 2"x materials. No stainless steel, white, polished aluminum or other shiny metals may be used.

GARAGE DOORS

Tamarron Pines recommends wood or metal doors with raised panels and window lites. Doors should be appropriately treated with decorative relief cuts or panels, no flat panel garage doors may be used. Galvanized or other metallic or high gloss surfaces will not be approved.

Colors must be coordinated with exterior house color or trim and must be approved; white is not an acceptable color. All garage doors are to be installed with a minimum recess of 6", and of an industry standard height, with the exception of RV garages. Garage doors that are visible from the street must be of an industry standard size. Provide picture or brochure for review and approval.

GARAGES, DRIVEWAYS AND PARKING

A garage or carport, if installed, must be constructed of materials matching the main residence. Each Lot shall also provide adequate on-site parking for at least two (2) other vehicles within the property boundaries.

Driveways shall be constructed with acceptable materials, including concrete, gravel, cinders, asphalt, chip seal, decomposed granite and crushed granite. A culvert (if needed) must be installed and an access driveway constructed onto the property with cinders or other acceptable temporary surfacing materials before construction can be started.

All driveways must be ten (10) feet in width. One single driveway per Lot shall be used for construction access and to accommodate guest parking. No permanent street parking is allowed.

FENCES, WALLS & SCREENING

The perimeter of any individual Lot may be fenced. All fencing must be of materials complimentary to the area and must be approved by the Committee. **Acceptable fencing materials are:** pipe rail, stone fencing, split rail, wrought iron (dark colors), log, fencing which matches approved house siding, wood slats; stone veneer may be used on fence columns. Heights shall not exceed six (6) feet above the grade. "Elk fencing" may be used on a case by case basis for specific applications, with AC approval.

Other metal fencing for an animal or garden enclosure within the Building Envelope may be allowed on a Lot with the prior written approval of the Committee, while said enclosure shall not exceed 500 s.f.

Long stretches of fencing may be required to be softened with landscaping and be contoured to grades.

Fencing for the purpose of protecting young trees may be allowed with prior written approval of the Committee. Such protective fencing shall be no more than eight (8') feet in height and be made from a single piece of welded wire fencing, connected to the ground around the entire perimeter of the tree. This fencing may be installed in a circular (4' max diameter) or square (3' max length of any side) application around the protected tree. Support posts are recommended, and may be either steel fence stakes or wood rails, installed vertically, straight and properly secured.

Equipment Screening: Trash storage areas, air conditioning units, generators, propane tanks, pools and other unsightly areas must be screened, subject to AC approval. Propane tanks shall be enclosed on at least



three (3) sides. Preferred materials for use in screening purposes are: a wall structure with colors/materials matching the existing residence, or other approved fencing materials as listed above.

Utility Yards: No wood or other equipment storage shall be permitted except behind walls, in enclosed yards, or screened by landscaping, subject to AC approval.

Design, materials, height and location of walls, fencing or screening shall be approved by the Committee.

PORCHES, PATIOS & DECKS

Outdoor living areas, such as porches, patios and decks should be incorporated into the architectural design of the residence, and appear as an extension of the residence in form, materials and colors. Show complete construction details for any patios or decks on your building plans. Include information on how the outside will be finished, along with details on railing and column supports.

Columns shall be of wood posts (at least 6"x6" in size – 8"x8" or larger encouraged), or wood posts with base support columns of materials matching the approved foundation (including stone, stone veneer, and split-face block).

Enclosing porches or patios with screening, is not encouraged; however, it will be reviewed on an individual basis. Minimum requirements are framing made of natural materials, matching the house, and the screen fabric must be as translucent as possible.

EXTERIOR LIGHTING

Light pollution in the dark forests should be avoided. The design and location of all exterior lighting shall be approved by the Committee. All exterior lighting visible from the common areas or from other Lots or streets shall not interfere with the use of other Lots. All exterior lighting shall be of a downward deflecting design and shall be "Dark Sky" designated. Fixtures shall compliment the design of the residence and be of non-reflective materials. Security lighting (other than wall mounted photocell type lights) and lighting for night time recreation areas will not be approved.

If you intend to use exterior lighting, other than normal wall-mounted entry and patio lighting mounted on the house, provide complete details. Photocell type security lighting must be angled or screened so that the lighted bulb itself isn't visible to neighbors. No light bulbs may be directly visible, except for dim, ground level dim LED walkway bulbs of warm color. Indicate the type of lighting below and show the location of the light fixtures on the site plan. Lighting off the house must be mounted on stained wood posts, natural rock posts or dark colored metal posts that blend in with the forest. Provide picture or brochure of requested light fixtures, with your submittal, for review and approval by the AC.

ADDRESS IDENTIFICATION

Fire district regulations require each owner to provide Lot identification signage and that Lot numbers on signage be at least four (4) inches in height. Not more than two (2) residential identification signs, each of a combined total face area of seventy-two (72) inches, are allowed. Address must be visible from the street and within ten (10) feet of the driveway. Designs of any address shall be compatible with the Residence.

RECREATION FACILITIES

Swimming pools, spas, basketball stands, sports courts, tennis courts, and all other recreational facilities shall be located within the Building Envelope and may only be constructed or installed with the prior recommendation and written approval of the Committee. Such facilities are to be screened from view of adjacent properties or common areas.

OTHER BUILDINGS

Any additional buildings (a maximum of 2 permitted) must be constructed within the building envelope of any Lot, shown on the site plan and included in any submittal. Architecture and exterior materials of additional buildings shall match the main residence.



Detached garages, barns and guest houses: Shall be visually consistent and connected with the Residence, shall be subject to all other Development Standards set forth herein (height, colors, construction period, etc.). Any such guest structure shall be architecturally connected to the main residence.

Sheds: Are to be constructed of the same materials and colors as the main residence. No pre-manufactured plastic or vinyl sheds will be permitted. Metal sheds are not permitted.

ANTENNAS, SATELLITE DISHES

No antennas or other devices for the transmission or reception of television or radio signals shall be placed, constructed or maintained outdoors on any Lot unless previously approved by the Committee.

The Owner of each Lot and the Committee shall act in good faith so as to cause no unreasonable delay in the reception of air waves; provided, however, that only one (1) satellite dish measuring not more than twenty four (24) inches in diameter may be installed upon any Lot. An additional twenty four (24) inch dish, or smaller, may be allowed as needed for internet access. Dishes shall be installed in the least visible location on the Lot and properly screened from view of adjacent Lots or common areas. Federal Communications Commission rules shall have precedence over any association rule.

YARD DISPLAY

Yard decorations and displays, including fountains, statues, whirligigs, carvings, etc., should be placed out of sight in the back yard unless they are obviously appropriate to a natural forest setting (a log bench for example). Wagons or other such antiques or reproductions may be used sparingly, but only if approved in advance by the AC. The AC must approve any permanent ornamental yard decorations visible from the street. Exterior ornamental objects such as, but not limited to, plastic animals, pink flamingos, etc. will not be permitted. Placing, erecting, constructing, or allowing any permanent unnatural or man-made ornaments, signs, statuary, relics, machinery, equipment, or other such items that are unattached to approved structures may be allowed as long as the same are included and made part of the landscape plan, or otherwise submitted to and approved by the AC. Flagpoles may be installed in accordance with current statutes, after review and approval from the AC.

CENTRAL SEWAGE SYSTEM

When available, all homes will be required to hook up to the central sewage disposal system. Building plans will show location of grinder pump and plumbing. Pumps will conform to the requirements as adopted by the AC in accordance to central systems operator. Coconino County has provided the specifications necessary for use in the Tamarron Pines wastewater collection and treatment system. A copy of those specifications is available from the County, or from the Association via HOAMCO.

A tap fee of **\$1,250** is required and shall be made out to the Association. An additional **\$100.00** fee for Septic Plan Check (payable to Mary Parke) and **\$100.00** Wastewater Inspection fee (Payable to Doug Lendt) is required with plan submittal, and shall be included along with the complete submittal package.

BRUSH AND FIRE HAZARD REDUCTION

Notwithstanding anything herein to the contrary, each Owner shall maintain trees, shrubs and other vegetation in compliance with any brush or fire hazard reduction guidelines, including Defensible Space requirements (see Section 6.0), from time to time promulgated by the local fire department, State, County, National Forest or by the Committee or Board. In keeping with current vegetation management codes, brush and trees within thirty (30) feet of a structure are to be thinned.



CULVERTS AND TEMPORARY DRIVEWAYS

No construction may be started on any Lot until the Owner has installed a driveway with a culvert (as needed) and has installed a rock, cinder, gravel, or paved surface. Culvert ends should be finished in native rock.

If a culvert is not installed, the drainage ditch is blocked and the water overflows into the street when it rains. When the ground is wet and there is no gravel drive installed, mud can be carried hundreds of feet up the road, which is the owner's responsibility to clean up.

CLEARING OF LOTS

Owners in Tamarron Pines purchase property in the forest for a variety of reasons, with the two (2) motives on the top of that list being climate and trees. Fire risk is inherent in this environment. Section 3.8 of the CC&Rs details restrictions and requirements for vegetation clearing.

The AC approves of the removal of all dead vegetation on lots and the clearing of a reasonable buffer around the improvements. Any further clearing may not be done without first submitting a specific clearing plan and obtaining the approval of the Committee.

The Committee will not approve the clearing of a Lot or the construction of a driveway until it has received an approved a complete design submittal and a building permit has been obtained from the County.

CERTIFICATE OF OCCUPANCY

Prior to a final inspection by the AC, a certificate of occupancy must be obtained from Coconino County with a copy of that certificate being submitted with the request for final inspection. No final inspection will be completed until such certificate is received.

6.0 DEFENSIBLE SPACE

Owners are accountable for maintaining defensible space within their property. As a guide, the National Fire Prevention Association (NFPA) "Firewise" standard should be used on both improved and unimproved properties. Recommended standards for creating defensible space include:

- Remove all dead and down trees and brush on your property. (A limited amount of dead and down trees may be kept for decorative, erosion or habitat purposes and as long as they are cleared of possible fuel sources and achieve the desired result of fire prevention).
- Cut and remove branches on live trees to a minimum height of 6 feet from ground level. Small trees should have branches removed to half the height of the tree.
- Thin excessive trees from property. The suggested number of trees per acre is 100 to 200.
- Rake and remove dangerous fire fuel. This includes pine needles, leaves, grass, lumber, firewood, tall grass and other combustibles. If there are structures on your property, ensure at least a 30 foot "clean" radius around those structures.
- Yearly maintenance should include removal of any dead and or down trees. The removal of pine needles under large tree canopies should not be a yearly required removal. However, it should be understood that anything on the ground is subject to becoming fuel that could ladder up in a tree with the winds caused by fire.
- Questions relative to defensible space and Firewise standards, the health of your lot or cleanup recommendations may be directed to the Blue Ridge Fire Department.
- Learn more at <http://www.firewise.org/>



7.0 PROJECT REVIEW

REVIEW PROCESS

The stages of the review process are as follows:

- *Pre-design meeting*
- *Design Review & Approval*
- *Pre-Construction Inspection (review of site layout)*
- *Work in Progress Inspections*
- *Final Inspection*

The Committee must review and approve all construction which takes place within Tamarron Pines. This includes homes, other buildings, all grading, driveways, fences, walls, gates, antennas and other improvements placed on the Lot. The Committee may delegate its plan review responsibilities, except final review and recommendation, to one or more of its members or independent consultants retained by the Committee. All design review applications should be sent to the Tamarron Pines Architectural Committee, c/o the **HOAMCO ARC at P.O. Box 10000, Prescott, AZ 86304**

The design review fee for each individual Lot shall be, from time to time, set by the board. The fee is to be paid at the same time as the initial submittal of the complete set of documents to be reviewed. The review fee is to be made payable to HOAMCO. A review of the plans or consideration of the construction materials will not begin until the submittal, together with all samples, plans, and payment of the required review fee are received by the Committee. If the submittal is complete, the design review will be accomplished as quickly as possible. However, sufficient time should be allocated for the Committee’s review in the event the Committee’s regular meeting times do not correspond with the submittal dates. The Committee will complete the review within thirty (30) days of receipt of the required completed materials and fee. In the event a written response is not received by the Owner within thirty (30) days, the Owner should contact the Committee for appropriate action.

Should the Owner submit to the County for plan check prior to completing the plan review stages, the Owner assumes all risk and responsibility for whatever changes must be made or for any re-submittal required.

DESIGN REVIEW

The Design Review Application and Construction agreement attached as “Exhibit A” must be completed and submitted, following the process as follows:

PRE-DESIGN REVIEW MEETINGS

Prior to submitting preliminary plans for any proposed building or site improvement, an Owner and/or agent may meet with a representative of the AC to discuss overall design concepts, resolve questions regarding standards and procedures, and offer guidance prior to initiating preliminary design. Appointments of the pre-design meeting should be made at least one week in advance and can be held either at the project site or at the office of the committee representative.

DESIGN REVIEW SUBMITTALS

- Payment of the applicable non-refundable Review/Inspection Fees
- **Two (2) copies of all plans to be submitted, on 24” x 36” paper**
- Site Plan (Lot Survey) (minimum scale, 1”=20’), reflecting the topography, existing trees and shrubs, grading & drainage, the proposed Building Envelope, setbacks, house & driveway location,
- Elevation pages (minimum scale, 1/8” = 1’)
- Floor Plans (minimum scale, 1/8” = 1’)
- Roof Plan (minimum scale, 1/8” = 1’)
- Landscaping Plan – may be included with Site Plan (minimum scale, 1”=20’)



- Roofing Material picture/brochure & information, plus sample (if required)
- Siding Material picture/brochure & information, plus sample (if required)
- Stain & Paint Color samples
- Garage Door Picture/Brochure & Information & color sample
- Window & Door Picture/Brochure & Color
- List of ALL project participants, including but not limited to the Owner, Architect, and Builder, with addresses, phone numbers, and contact persons, if any
- Any other material as may be required by the AC

The plans submitted to the Committee must be complete plans and specifications of the proposed improvements sufficient in detail for County approval. All submittals, changes, and responses must be in writing. No member of the Committee or the Property Manager or the Board has the authority to approve any request verbally. After obtaining written approval from the Committee, the Owner may proceed to Coconino County Building Department for a construction permit.

FEES AND DEPOSITS

Current fees associated with new construction in Tamarron Pines are as follows:

- NON-refundable Plan Review / Inspection fee - **\$1,150** (Payable to HOAMCO)
- REFUNDABLE Construction Deposit - **\$2,000** (payable to Tamarron Pines HOA)**
- Sewer Tap Fee - **\$1,250** (payable to Tamarron Pines HOA)**
- Waste Water Inspection Fee - **\$100** (payable to Doug Lendt, along with "Exhibit G" application)
- Septic Plan Check Fee - **\$100** (payable to Mary Parke, along with "Exhibit G" application)

*** Construction Deposit and Sewer Tap fee can be in the same check to Tamarron Pines HOA*

DESIGN REVIEW MEETINGS

The Committee will review Preliminary and Final Plan Submittals and respond in writing within (30) days after receiving each complete Plan Submittal. Owner or Owner's Agent will be allowed to attend the meeting where the final decision is made on the approval of plans.

EXTERIOR MODIFICATIONS REVIEW SUBMITTALS

Prior to making any modifications or landscaping alterations to an existing home or improvements, a Review Application (see Exhibit "D") shall be submitted to the Architectural Committee along with the required current Review Fee.

Depending on the scope of the modification, the Committee may require the Owner to follow the additional procedures as outlined above. For a simple modification, a less detailed description, such as simple plans, a written narrative, and material or color samples may only be necessary to demonstrate the proposed modification. In all cases these Design Guidelines shall apply as the review standard used for consideration of the proposed modification.

CONSTRUCTION DEPOSIT

No construction of a Residence may be started until the Property Owner has provided the required **\$2,000 refundable construction deposit**, or an amount which may be, from time to time, set by the Board of the Association. Deposit will be refundable to the Owner, in accordance with ARS §33-1817, less any fee determined by the Board, on completion of construction provided that the construction is per approved plan and these Standards; damage to adjacent properties, non-building envelope areas, and the road have been repaired; construction debris has been cleaned up; and re-vegetation has been made or definitive plans for re-vegetation have been approved by the Committee. The payment for the construction deposit should be made to Tamarron Pines Homeowners Association. Deposits for other projects may be required on a case by case basis, as determined by the AC.



PRE-CONSTRUCTION INSPECTION

Owner/builder must stake out the corners of the Residence, building envelope and major points of the driveway, patio walls, setbacks, flood prone areas, conservation areas, and all other areas pertinent to the construction.

WORK IN PROGRESS INSPECTIONS

The AC may provide periodic inspections of all work in progress and give notice of non-compliance if found. In accordance with A.R.S. §33-1817, the Committee (or its designated representative) will provide at least two (2) on-site formal reviews during the construction process, for the purpose of determining compliance with the approved plans. Owner or Owner’s agent will be provided the opportunity to attend these formal reviews. Within five (5) business days after the formal reviews, a written report will be provided to the owner or owner’s agent, specifying any deficiencies, violations or unapproved variations from the approved plans, as amended, that have come to the attention of the Association.

After the second formal review, if the written report does not specify any of the above issues, then the Association will promptly release the deposit monies to the owner. If the report identifies any issues exist, the Association may hold the deposit for one hundred eighty (180) days or until receipt of a subsequent report of construction compliance, whichever is less. The Association shall promptly release the deposit monies to the owner if a report of construction compliance is received before the one hundred eightieth (180th) day. If a compliance report is not received within the one hundred eighty (180) days, the Association shall release the deposit monies promptly to the Association.

FINAL INSPECTION

Upon completing construction of any approved Residence or project, Owner shall notify the AC and request a final inspection. This inspection must be completed and approved prior to occupancy. Within 30 days of such request, a Committee member (or its designated representative) will inspect for compliance with the approved plans and Design Standards.

FIELD COPY OF PLANS

A copy of the HOA and County approved plans and blueprints must be present and readily available and accessible to the HOA field representative and the AC on the building site.

8.0 CONSTRUCTION REGULATIONS

A culvert (as needed) must be installed and a driveway access constructed onto the property with ABC, cinders or other acceptable temporary surfacing materials before construction can be started. The Owner must obtain written approval of the site plan for the Lot from the Committee prior to commencing construction of access to the Lot or any other improvements.

A trash container and portable sanitation facility must be available on each construction site and must be situated within the building envelope prior to the start of construction and remain thereon throughout the building process.

No construction equipment or materials may be left in the road. This includes dumpsters and portable toilets. Please contain all construction materials and equipment on the site/Lot within the building envelope.

Please review “Exhibit F” Construction Rules & Regulations for further specific details about the construction regulations when building in Tamarron Pines.



9.0 NATIVE PLANTS LIST FOR TAMARRON PINES

TREES

Deciduous

- Birch Species
- Capital Ornamental Peas
- Crabapple
- Flowering Dogwood
- Green Ash
- Maple Species
- Quaking Aspen
- Staghorn Sumac
- Sunburst Honey Locust

Coniferous

- Deodar Cedar
- Juniper Species
- Pine Species

GOUND COVER

- Virginia Creepers
- Juniper
- Cottoneaster
- Creeping Thyme

SHRUBS

- Apache Plume
- Barberry
- Beargrass
- Blanket Flower Banana, Yucca
- Butterfly Bush
- Cinquefoil
- Cliffrose
- CotteOneaster (Creeping & Spreading)
- Daylily
- Iris
- Juniper
- Lilac, Common
- Mock Orange

- Oregon Grape
- Pyracantha, Fire Thorns
- Red-Hot-Poker, Torch
- Redwig Dogwood
- Rose
- Rubber Rabbitbrush
- Service Berry
- Snowball Bush
- Snowberry
- Spirea
- Spurge
- Viburnum SP
- Yucca, Blue



“Exhibit A”

DESIGN REVIEW APPLICATION & CONSTRUCTION AGREEMENT

LOT _____ LOT ADDRESS _____ DATE _____

PROPERTY OWNER(S) _____ PHONE _____

MAILING ADDRESS _____ E-MAIL _____

DESIGNER _____ PHONE _____ EMAIL _____

BUILDER _____ PHONE _____ EMAIL _____

This application will be considered complete only if all documents and submittals, as set forth in the Development Standards, are included. Two (2) sets of all documents are required. Include the ‘Color/ Materials Selection Form’ with this application as part of your New Construction submittal.

A COMPLETE SUBMITTAL INCLUDES:

- COMPLETED DESIGN REVIEW APPLICATION & CONSTRUCTION AGREEMENT
- CHECK FOR REVIEW FEE
- TWO (2) COPIES OF SITE PLAN
- TWO (2) COPIES OF ELEVATIONS
- TWO (2) COPIES OF FLOOR PLANS
- TWO (2) COPIES OF ROOF PLAN
- TWO (2) COPIES OF LANDSCAPE PLAN (if available)
- COLOR / MATERIALS SELECTION FORM & SAMPLES

Please send your completed application form together with all required plans and materials, plus payment for the review fee in the specified amount payable to HOAMCO, to: **HOAMCO ARC, PO BOX 10000, PRESCOTT, AZ 86304**

After receipt of the written approval, you may submit your plans and a copy of the written approval from the Committee to the County in order to obtain a building permit. In addition to the building permit, you will need to obtain a permit to install a culvert and construct a driveway. This work must be completed before you start construction of your home.

REQUIRED PRIOR TO COMMENCING CONSTRUCTION:

- CONSTRUCTION COMPLIANCE DEPOSIT
- CONSTRUCTION REQUIREMENTS FOR CONTRACTORS
- DRAINAGE ACKNOWLEDGEMENT FORM

I hereby represent that I have read, understand and agree to all of the terms and conditions of the Architectural & Landscape Standards and Construction Agreement. As the Owner of Lot #_____, I represent that this is an accurate and complete description of all construction details and that construction will be completed as described herein. I agree to submit a written application for any changes and agree not to proceed with the changes until approval is obtained. I UNDERSTAND THAT FAILURE TO ADHERE TO THESE STANDARDS OR RECEIVE A WRITTEN VARIANCE TO THEM, MAY RESULT IN THE FORFEITURE OF ALL OR PART OF THE CONSTRUCTION DEPOSIT, AND THE DEPOSIT MUST BE REPLENISHED TO THE ORIGINAL AMOUNT, AND FAILURE TO DO SO MAY RESULT IN FURTHER PENALTIES, INCLUDING BUT NOT LIMITED TO FINES OR LIENS AGAINST THE PROPERTY. I ACCEPT FULL RESPONSIBILITY FOR SUCH PENALTIES.

Owner Signature(S)

Date

After the City issues permits, the Owner must provide to the Architectural Control Committee a copy of all building and/or grading permits and emergency telephone numbers for the contractor and Owner.



“Exhibit B”
COLOR / MATERIALS SELECTION FORM

LOT _____ LOT ADDRESS _____ DATE _____

Driveway Material / Size (if applicable) _____ [] Physical Sample
Color / Finish (if applicable) _____ [] Physical Sample

Stemwalls Material / Color _____ []

Fencing/Walls Material / Color _____ [] Cut Sheet/Picture

Lighting No Outdoor Lighting []
Manufacturer Specs/Color _____ [] Cut Sheet/Picture

Roofing Manufacturer Specs & Color _____ [] Physical Sample

Windows Manufacturer Specs & Color _____ [] Physical Sample

Entry Door Manufacturer Specs/Color _____ [] Cut Sheet/Picture
[] Paint/Stain Sample

Exterior Doors Manufacturer Specs/Color _____ [] Cut Sheet/Picture

Garage Door Manufacturer Specs/Color _____ [] Cut Sheet/Picture

Exterior Siding Material / Location 1 _____ Color _____ [] Physical Sample
Material / Location 2 _____ Color _____ [] Physical Sample
Material / Location 3 _____ Color _____ [] Physical Sample
Trim Material _____ Color _____ [] Physical Sample

Colors Body Color (Location 1) _____ LRV _____ [] Physical Sample
Body Color (Location 2) _____ LRV _____ [] Physical Sample
Body Color (Location 3) _____ LRV _____ [] Physical Sample
Trim Color _____ LRV _____ [] Physical Sample
Gutter Color _____ Downspouts _____ [] Physical Sample

Stone Manufacturer Specs & Color _____ [] Physical Sample

Other Buildings Other building #1 _____ Other building #2 _____

[] APPROVED By: _____ Date: _____
Architectural Review Committee Representative



**“Exhibit C”
REQUEST FOR CHANGE TO DESIGN REVIEW APPLICATION**

LOT _____ OWNER _____ DATE _____

PROJECT ADDRESS _____

PHONE _____ EMAIL _____

CHANGES REQUESTED:

(Include list of items to be changed and samples of new items.)

1) _____

2) _____

3) _____

4) _____

Property Owner(s) Signature(s)

Date _____

APPROVED:

By: _____
Architectural Administrator/Inspector

Date: _____

By: _____
Architectural Committee Representative

Date: _____



"Exhibit D"

APPLICATION FOR EXTERIOR MODIFICATION TO EXISTING RESIDENCE

FAX SUBMITTAL TO 928-776-0050
MAIL TO PO BOX 10000, PRESCOTT, AZ. 86304

LOT _____ OWNER _____ DATE _____

ADDRESS: _____ DESIGNER /CONTRACTOR: _____

EMAIL _____ PHONE: _____

PHONE: _____ REVIEW FEE: _____

MODIFICATION/IMPROVEMENT REQUEST: _____

**A plot plan or drawing of the lot/home showing locations, specific details & dimensions of any modifications to the exterior of the home or yard/lot is required.*

ATTACHMENTS/SUBMITTAL SAMPLES: _____

OWNER SIGNATURE (S): _____

Review Committee Comments: APPROVED NOT APPROVED Signature _____ Date _____

Comments/Conditions _____

Final Inspection Request: *Please contact HOAMCO by phone, email or by returning this form, to request a final inspection.*

I ACKNOWLEDGE THAT THE ABOVE IMPROVEMENT IS COMPLETE AND READY FOR INSPECTION DATE _____ INITIALS: _____

PLEASE CALL _____ TO SCHEDULE AN APPOINTMENT IT IS NOT NECESSARY TO SCHEDULE AN APPOINTMENT

RESULTS: APPROVED NOT APPROVED Representative Signature _____ Date _____

Comments: _____

BY CHECKING THIS BOX, OWNER REQUESTS A COPY OF THE COMPLETED INSPECTION

FAX SUBMITTAL TO 928-776-0050 or MAIL TO PO BOX 10000, PRESCOTT, AZ. 86304



**“Exhibit E”
DRAINAGE ACKNOWLEDGEMENT**

LOT _____ ADDRESS _____ OWNER _____

Surface drainage upon and across my property is my responsibility as the property owner through the implementation of sound construction and grading practices. Any improvement which creates an obstruction to surface flow, snow melt or groundwater discharge resulting in a back-up of storm waters, an increase of movement of predevelopment flow, or concentrating discharge onto neighboring properties or common area is strictly prohibited unless an agreement is reached with the affected adjacent property. The Architectural Committee reserves the authority to disapprove any exposed excavation or fill transition upon review.

I acknowledge the above requirement and sign below with full knowledge of its content and significance.

Signature of Primary Owner

Date

Signature of Secondary Owner (if applicable)

Date



“Exhibit F”

CONSTRUCTION RULES & REGULATIONS

LOT _____ SITE ADDRESS _____ OWNER _____

- A. No construction, improvement, alteration, repair, excavation, site work, Lot clearing, or any other work which alters the appearance of any Lot shall be made without the prior approval of the Architectural Committee.
- B. Any changes in materials, colors, or design from the approved plans must be approved by the Committee.
- C. Construction may only be performed **Monday - Saturday between 7:00AM and 6:00PM. No construction work is allowed on Sunday.**
- D. A culvert must be installed and a driveway constructed onto the Lot with ABC, cinders or other acceptable temporary surfacing materials before construction may commence.
- E. No construction equipment or materials may be placed on, or left in, the street or on neighboring property. This includes dumpsters, overnight vehicles and portable toilets. All construction materials are to be contained on the site.
- F. Each builder is responsible for controlling dust, mud and trash. Job site shall be kept reasonably clean from scraps, trash and debris. A daily clean-up is required, and construction crews are responsible for immediately cleaning up any debris or materials that get on the adjacent property or streets.
- G. Any dirt, mud, oil, concrete, or other damage to any street caused by a contractor or any of his subcontractors must be cleaned up or repaired by the contractor.
- H. Builders will make a reasonable attempt to keep materials from being carried away by wind, including covering dumpsters and securing materials stored on site. Full dumpsters shall be emptied promptly.
- I. Concrete “washout” debris may not be dumped in ditches, streets, setback areas, natural landscape, or in any location other than the already-disturbed ground at the immediate building site. Any washout debris dumped on the lot during construction must be completely removed prior to final inspection.
- J. Contractor vehicles may at no time block neighbor’s driveways, and if workers cannot park on the lot, they may park only on one side of the street to avoid congestion.
- K. **No outdoor fires of any kind are allowed at any time** and fire suppression methods shall be available at all times.
- L. No noxious, destructive or offensive activity is allowed on any Lot, and no outdoor speakers shall be allowed.
- M. No music may be played at a job site except with the volume low enough so that it is not audible to any neighbors.
- N. Prior to start of construction, the Owner must post a **\$2,000** refundable deposit (or other amount for additions to existing homes if required) with the association to insure compliance with these rules and requirements.
- O. A builder may at his/her option place a sign at the property during construction, but such sign must conform to the signage requirements in Sec. 3.18 of the CC&Rs .
- P. The amount of \$200 may be charged for the first violation of these requirements by the builder or any subcontractor. Fines for a second violation will be \$250; third violation \$300. If not paid within ten (10) days after the violation, fines may be deducted from the construction deposit. After a third violation, work must stop until fines have been paid or the construction deposit has been returned to the original \$2000 amount. Any subsequent violations will continue to increase the fine by \$50 for each violation by the same builder/contactor at any job site in Tamarron Pines.

- CONSTRUCTION DEPOSIT RECEIVED**
- CULVERT INSTALLED W/ABC (or cinders) LOT ACCESS INSTALLED**

Pre-Existing Damage/Comments: _____

Contractor / Owner certification: I hereby certify that I have read this entire document and these specific rules for contractors. I understand the rules and requirements listed herein. I understand that should I fail to abide by these rules the construction deposit may be at risk.

(Signed) _____ Contractor _____ Date: _____

Owner(s) Signature _____ Date: _____

Field Inspector Signature _____ Date Inspected: _____



**“Exhibit G”
APPLICATION FOR SEWER SERVICES**

LOT _____ OWNER(S) _____ DATE _____

PROPERTY ADDRESS _____

of Bedrooms _____ PHONE _____ EMAIL _____

I/We hereby submit 2 sets of drawings/plans for individual sewer service for the above described lot in Tamarron Pines Unit _____ (*Drawings to be 11" x 17" or 24" x 36"*). A topography map of Lot is to be included. Enclosed herewith is a plan check fee in the amount of **\$100.00**, payable to **Mary Parke, P.E, Environmental Engineering Consulting LLC**, and an inspection fee in the amount of **\$100.00** payable to **Doug Lendt, Forest Management LLC**. I understand that a separate set of plans or drawings to be submitted to Coconino County Health Department for their approval.

_____ APPROVED for Construction Date: _____

_____ NOT APPROVED for Construction

Comments: _____

By: _____ Check Received: _____ Check # _____
For Environmental Engineering Consulting LLC

Environmental Engineering Consulting LLC
c/o Mary Parke
11430 N. 67th Street
Scottsdale, Arizona 85254
E-Mail: maryparke@cox.net

APPROVAL OF SEWER CONNECTION INSTALLATION
(Call Doug 48 hours in advance for inspection)

DATE OF INSPECTION _____

_____ Installation APPROVED. Date: _____ (*“As-Builts” to be provided*)

_____ Installation NOT APPROVED

Remarks _____

Re-inspection (if needed) APPROVED. Date: _____

By: _____ Check Received: _____ Check # _____
For Forest Management, LLC

Doug Lendt - Forest Management LLC
2782 Durango, Happy Jack, AZ 86024
602-228-8032
E-Mail: douglendt@gmail.com