

CORNERSTONE

AT

COYOTE RANCH

DESIGN

GUIDELINES

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0.0 Introduction

0.1 The Coyote Ranch Philosophy

Congratulations on your purchase of a custom home site in Cornerstone at Coyote Ranch. This document will serve as a guide through the design and development of your home site. The intent of the following guidelines is to foster a partnership in design where your ideas and dreams become a reality consistent with the Coyote Ranch vision of casual elegance. As a result, these design guidelines have been crafted to allow for maximum flexibility, with the anticipated outcome of a unique, creative home site design.

The following guidelines were established to ensure the quality lifestyle. The guidelines are specific enough to create boundaries in which to design, yet flexible enough to allow for innovation and creativity within those boundaries. Coyote Ranch has organized the Coyote Ranch Architectural Committee for the critique and ultimate approval of your design. The committee has two main goals, and will work within the design guidelines to achieve these goals. The committee's first goal is to ensure adherence to the spirit and character of the Coyote Ranch philosophy, while maintaining an interesting and diverse neighborhood. A second goal is to lead you through the design process in a positive, expedient manner, and facilitate the design of your dream home within Cornerstone at Coyote Ranch. The committee is afforded the flexibility to make both objective and subjective decisions. These decisions will be made within the framework of this document and will be based on both the merit of your design as an individual concept and the integration of that concept into the surrounding neighborhood.

Included with the design guidelines are expectations for your home site design and an outline of the procedure for your review. Timely adherence to the review process is critical to the success of your home design. For this reason, review requirements, procedures and time frames are spelled out in great detail. It is important to note that City of Casa Grande and other municipal agencies' requirements and procedures exist beyond the Coyote Ranch review process. This document does not and cannot supersede the authority of these entities. If a conflict exists, the stricter regulations take precedence. For this reason, it is recommended that you employ the services of a registered architect and/or a licensed contractor to guide you through the review process.

1.0 Site Planning

The Coyote Ranch site Design Guidelines were created with the intent to preserve and complement the character and beauty of the area. Site planning, or the layout of the home site improvements and buildings, is the critical first step toward accomplishing this goal.

Coyote Ranch has made every effort to create these guidelines in a manner consistent with City of Casa Grande requirements. However, it is the responsibility of each home site owner to ensure compliance with any and all applicable City of Casa Grande requirements, approval of plans, documents or other applications by the Coyote Ranch Architectural Committee does not assure compliance with city regulations and/or requirements and conversely, approval by City of Casa Grande agencies does not ensure approval by the Coyote Ranch Architectural Committee.

1.1 Sitework

All lots have been pre-graded, but not to final grade. Due to the nature of the soil, special compaction may be required. You should have your engineer fully evaluate the existing soils report to assure full compliance for proper compaction. Be aware that each lot requires a small amount of on-site water retention, and the finish floor elevation must comply with the engineering report.

No excessive excavation or fill will be approved on a home site, and the grading must be designed to minimize disruption to the site. The home sites within Coyote Ranch contain relatively little elevation change, so excavation should be limited to that necessary for structure foundations and underground utility connections. The home site should be graded in a manner that creates a natural and gradual transition from the house pad to the surrounding area. If it is determined that in the judgment of the Coyote Ranch Architectural Committee, there has been sitework performed that is not in accordance with these policies, the home site owner will be required to make the necessary corrections.

1.2 Driveways/Parking

In most cases, driveway access points will be determined by the tree locations. Driveways should be no wider than sixteen feet (16'), except at the garage, and/or turn around apron. At the intersection with the subdivision street, the driveway may need to be flared to accommodate vehicles' ingress and egress, depending on the width of the driveway. Semi-circular entry drives to the custom home site may be approved by the Coyote Ranch Architectural Committee. If a semi-circular driveway design is preferred, the impact on the streetscape must be taken into consideration. Landscaping and architectural features should be integrated into the design to ensure entry that is of proper character for the Coyote Ranch subdivision.

Each custom home site shall contain parking for at least three vehicles in an enclosed garage, plus two on-site guest spaces. The intent is to provide ample on-site parking so as to minimize on street parking.

1.3 No Visible Equipment

Any mechanical or associated equipment, or refuse and storage areas that may be visible from surrounding properties, including streets, common areas and adjacent home sites must be permanently screened from view. Mounding, low walls, landscaping and/or location may be used for this purpose. Equipment that is typically mounted on rooftops such as satellite dishes should be completely hidden from view of all surrounding properties. Any additional communication devices that will not function unless they are visible may be approved by the Coyote Ranch Architectural Committee on a case by case basis.

1.4 Setbacks

It is the responsibility of the home site owner to ensure compliance with City of Casa Grande building setback regulations in addition to those identified in the CC&R's.

There are other considerations regarding setbacks when locating structures on a home site. These considerations include impact on the streetscape and common areas. The minimum front setback is 40'.

2.0 Architectural

2.1 Size

Home designs are expected, to exceed two thousand five hundred square feet (2,500 sf) of conditioned living area. Specific approval from the Coyote Ranch Architectural Committee must be received if lesser square footage is desired.

2.2 Building Heights/Massing

Massing should be carefully considered in the design of a home. A home should consist of several distinct masses that vary in height and volume, and are situated to provide height variation and horizontal setbacks on all elevations. The character and size of the home should determine the number of distinct masses.

The maximum height of a structure in Cornerstone cannot exceed twenty-five feet (25') as measured from adjacent natural grade. It is the responsibility of the home site owner to comply with any City of Casa Grande regulations regarding maximum building heights.

2.3 Roofs

The roof design should emphasize the massing of the home. Principal roof types include gently pitched and flat designs. Front facing open gables are discouraged where their presence will result in excessive expanses of plain wall. Flat roofs may be used in combination with pitched roofs to add character and define separate sections of the home. Flat roof sections must include a parapet that conceals the roof surface, skylights and any rooftop equipment from surrounding views including those from higher elevations. The roofs of porches, carports or overhangs must be fully integrated with the overall design and roofed with similar or complementary materials.

Acceptable roofing materials include a range of earth-tone clay or concrete tiles in blended or muted colors. Alternate materials may be permitted subject to Coyote Ranch Architectural Committee approval. Additional roofing materials which may be used include copper, stone and metal, and are subject to Coyote Ranch Architectural Committee approval. The roof surface and the inside of the parapet walls of flat roof designs must be non-reflective and of the same color as the structure walls below. All rooftop accessories, such as vents and flashing, should be painted to match the roof color unless decorative materials such as copper are integrated into the design. Rooftop accessories on the front of the house are discouraged.

The color of roofs must conform to the color standards set forth in these Design Guidelines which include only muted, light to middle range values of the desert.

Gutters and downspouts must be designed as an integral part of the structure, and remain unseen from surrounding views.

2.4 Elevations

The design of home elevations within Cornerstone should incorporate architectural elements consistent with the traditional southwestern styles mentioned in the opening of this section. Excessive ornamentation is discouraged. Instead, the articulation of light and shadow created by recessed windows, portals, porches and doorways should be used to create interest. Ornamentation should be limited to functional, structural and shade-producing elements such as exposed beams and rafters at roof overhangs, lintels over windows, columns, and trellis work. Landscaping and natural looking contours should help define the character of the elevations of a residence and are considered integral to the overall design. The level of attention to detail exhibited on the main elevation of a residence must remain consistent on every elevation of the residence.

2.5 Entrances

Entries to the home and other structures should be designed on a human scale. Porches, trellises or overhangs are encouraged to provide refuge from the desert climate and create an inviting transition from the street to the residence. Courtyards, landscaping and hardscaping can also be used as integral design elements to entry areas.

Security gates or doors are permissible with approval of the Coyote Ranch Architectural Committee. Such gates or doors should be modest in ornamentation, colored to be compatible with the residence, and should use design cues from other Coyote Ranch elements such as view fences.

2.6 Exterior Materials

Exterior wall surfaces should be predominantly constructed of natural materials. Masonry, stucco, adobe, stone (real or synthetic) or combinations of these materials are encouraged. When stucco is incorporated into the home design, soft rounded edges and corners are encouraged. Exterior materials systems should be energy efficient, durable to the extreme heat and sun of the desert climate, of low reflective values and of low maintenance. Additional materials should be used as accents, such as stone around window and door openings, or cover sections of a home completely, such as entire rooms or massed sections of stone. When additional materials are incorporated into the home design, all elevations of a particular section must be treated with the same attention to detail.

Accent materials should be chosen from the same palette of materials described above, with the addition of wood. It is important to consider durability and maintenance where wood accents or architectural elements are desired. Accent materials should be used with restraint and never seem too decorative or formal. All accents must be appropriate and not appear tacked on or out of place. All elevations of the residence must be treated with the same regard and hierarchy when employing accent materials.

When designing details such as columns, trellises and decorative accents, it is important to create these elements in correct proportion to the main structure. For example, if columns are desired, they should be substantial enough to appear as if they are actually supporting a roof or overhang, but not dominate the facade. Trellises, porches and overhangs should never look fragile when viewed in relation to the main structure. Coyote Ranch encourages the use of architectural elements such as columns, corbels and beams only in logical places where they appear functional. Architectural elements that appear to be "planted on" are discouraged.

2.7 Building Projections

All projections from a residence or other structure must match or complement the color of the surface from which they project. Chimneys must appear entirely architectural and any pre-fabricated metal terminations must be painted to match house. Wall mounted exterior utility boxes, including electrical panels, irrigation clocks and landscape lighting timers, must be inset flush with the structure walls or must be placed in inconspicuous locations or in a utility yard which is screened by walls. All other projections must be contained within the building envelope and appear to be an integral part of the home design in scale, color, architectural character and material.

2.8 Windows

Window design must incorporate several factors, including aesthetics, heat gain and energy efficiency concerns, and the quality and type of the windows themselves. Recessed window openings, combined with other features such as overhangs and trellises, will aid in reducing heat gain and create interesting patterns of light and shadow on the home's elevations. Furthermore, recessed windows create a more substantial looking design. Overhangs should be used to further shade windows and reduce heat gain and glare.

In addition to shading and recessing windows to eliminate heat gain, glazing type should be considered. Insulated, double pane glass with low 'E' values (combined with appropriate interior window treatments) should be incorporated into the home design. However, while mirrored windows may also aid in reducing heat gain, they are considered too reflective and their use will not be approved. Shade screens and awnings may be used to further reduce heat gain and energy consumption, but must be compatible with the design of the home and are subject to review by the Coyote Ranch Architectural Committee. Shade screens mounted flush with the exterior wall surface, or screens or awnings of gaudy or contrasting colors will not be approved.

The size and number of west facing windows should be considered with extra attention to solar and heat gain issues. Tree placement and window treatments will help to counteract the intense heat gain of late desert afternoons and sunsets, and allow for more flexibility when designing windows into west facing walls.

The appearance of the windows themselves is an important design factor. High quality windows that are substantial in both function and appearance should be chosen. If mullions are preferred, they should be an integral part of the window construction. Mullions that appear to be obviously tacked on will not be approved. As with all finishes and

incorporate complementary building and accent materials, and use landscape and hardscape to create a visual bridge between the detached structure and the main structure.

2.13 Guest Houses

Guest houses, where permissible per City of Casa Grande regulations, must be architecturally consistent with the main residence. Their placement on the home site must be carefully considered. A visual connection between all elements situated on the home site should be created by the use of site walls, courtyards or landscaping. Guest houses should be of an appropriate scale and never dominate or be severely overshadowed by the main residence.

2.14 Color Palette

Suggested predominant or base exterior colors should be muted earth tones. Slightly bolder accent colors may be used sparingly and tastefully, with Coyote Ranch Architectural Committee approval.

There are several factors to consider when choosing colors for a residence, including the scale of the architectural component (such as a wall or a roof), the texture of an architectural component, and the proximity of the structure in relation to other differently colored structures or architectural components. A highly textured surface will cause a color to seem darker when compared to the same color on a less detailed surface. For example, a smooth stuccoed wall will appear lighter than a heavily textured wall. Furthermore, colors can seem dramatically different at different times of the day or when compared with different colored elements of a nearby residence. When choosing colors, these factors should be integrated into the decision making process. When more than one color or texture is approved on a single structure, changes must occur at an inside corner.

The color requirements will apply to all exterior surfaces of the house and related structures, including but not limited to walls, parapets, roofs and fences. If an alternate color is desired, a sample of a size deemed appropriate by the Coyote Ranch Architectural Committee must be submitted for approval. The Coyote Ranch Architectural Committee also reserves the right to request a sample that shows the color in relation to adjacent materials.

2.15 Exterior Lighting

Each residence is required to have a minimum of two exterior fixtures. The main entry to the home should be adorned by at least a single fixture.

Spot lights and Security lighting is permissible with certain restrictions. Spotlights must have a shield over the bulb and be pointed toward the ground. If a motion detector is desired, the motion detector must not be so sensitive that it activates consistently throughout the night, creating a nuisance for surrounding properties. The color of the fixtures themselves must be painted to match or complement the main structure, and they should be placed under eaves or in other obscure areas where they are not easily seen in the daylight hours.

Fluorescent mercury vapor and colored lighting are not acceptable for any exterior lighting.

details in the Cornerstone neighborhood, windows on all elevations of the home should be of the same quality and type to create consistency when seen from different vantage points.

2.9 skylights

While skylights are not prohibited within Cornerstone, the Coyote Ranch Architectural Committee will carefully review the placement and number of skylights incorporated into the home design. If desired, skylights must be flat or low domed, with a lens color that does not contrast with the roof. Flashing and framework around the skylight must be colored to match the surrounding roof material.

2.10 Garages

Garage design should carefully consider the position of the garage on views from the street and surrounding properties. Relationships with both the home design and with the placement of garages on nearby properties are important. Angled or side entry garages or garages set back substantially from the plane of the home are preferred and each Lot must have constructed thereon fully enclosed garage space having a total capacity of not less than three full-size automobiles, which must include at least one side-entry garage having a capacity of not less than two full-size automobiles and may include, in addition, a front entry garage having a capacity of one or more full-size automobiles, but only if such front entry garage is no closer to the street in front of such Lot than thirty (30) feet behind the front edge of the nearest corner of the main Residential Unit structure on such Lot.

The garage doors chosen for the home should be of a sturdy, durable quality and appearance. Alternate materials may be approved by the Coyote Ranch Architectural Committee upon review. Garage door colors should never contrast sharply with the predominant color of the home. Garage doors are not allowed to span more than two bays. Furthermore, garage doors must be recessed in the same manner as window openings to further break up any flat planes.

2.11 Carports

Carports may be constructed for additional vehicular parking. The design of the carport must be an integral feature of the architectural concept. The carport should not appear as if it has been "tacked on" to the residence and should appear sturdy. Prefabricated carport kits are not allowed in the Cornerstone neighborhood. In no instance will an open carport be designed or used as a storage area. Lighting for carports must be compatible with the exterior lighting guidelines.

2.12 Ancillary Elements

Elements such as courtyards, patios, gazebos, outdoor fireplaces, water features, view decks and porches add interest to the home design and provide functional areas for enjoyment of the outdoors. These items can be integrated into the home site design with careful attention to several issues. Whether attached or detached, ancillary elements must be designed to be architecturally consistent with the rest of the home, and all applicable guidelines must be followed. Proportion, scale and material selection must all adhere to the appropriate sections of these guidelines. Attached elements should be integrated with the main structure and not appear to be tacked on. The scale of these items should enhance the massing of the home. Detached elements should

2.16 Miscellaneous

Flagpoles are prohibited within Cornerstone. Artwork that can be seen from adjacent properties must gain specific approval from the Coyote Ranch Architectural Committee.

3.0 Landscaping & Hardscaping

The goal of this section is to allow flexibility and individual expression within visible landscape areas while maintaining an appropriate amount of continuity. Factors such as water conservation, solar exposure, pollen production, and the relationship to immediate surroundings should be considered when designing the landscaping. Areas of turf in front is encouraged; however, all turf areas must be overseeded in the winter when the natural turf goes dormant.

3.1 Hardscape

Hardscape is considered to be those areas that are paved in any manner. Patios, pool decks, driveways and walkways are all typical hardscape items. These areas should be laid out to flow with the topography of the site. The contouring of the site and the layout of the residence will often dictate circulation patterns and subsequent hardscape areas. Hardscaped elements, especially driveways and walkways, should follow the natural contours of the home site whenever possible. If grading is necessary, these items should be tied into adjacent contouring in a natural looking manner.

Hardscape materials should follow the same guidelines as any materials used in the improvement of the custom home site in the Cornerstone neighborhood. Durable, natural looking materials are preferred. If concrete is desired, it must be treated in a decorative fashion by using integral color, exposed aggregate, scoring patterns or stamped patterns. Other materials that are suitable include unit pavers, flagstone pavers, clay or rustic brick tiles, or artificially hardened decomposed granite. Materials that meet Coyote Ranch color specifications and are rustic in character are also acceptable with Coyote Ranch Architectural Committee approval. Materials or designs that are not architecturally consistent with the residence will not be approved.

The weathering capability and durability of hardscape materials should be considered carefully. The harsh desert sun can bleach or fade many materials, and in some cases, ultraviolet rays can break them down structurally. For instance, wood decks will require extensive initial protection and frequent maintenance. Vehicular and pedestrian traffic can also lead to a deterioration of certain materials. Coyote Ranch encourages use of durable, low maintenance materials.

3.2 Ground Cover

Surface select, granite boulders are permissible within Cornerstone at Coyote Ranch. Aged, rounded specimens are preferred. The scale of the boulders chosen must be proportioned with the surrounding landscape. If boulders other than native granite are preferred, a sample must be approved by the Coyote Ranch Architectural Committee. Boulders must be dug into the ground plane in a natural fashion, and never just set on top of the ground plane.

3.3 Irrigation

Coyote Ranch requires that an underground, automatic irrigation system be installed in all landscaped areas. The use of an underground drip irrigation system rather than spray systems will be required in most landscape situations. Spray irrigation is limited solely to turf grass areas. Irrigation equipment such as controllers, valves and piping should not be visible from the street, neighboring properties or common areas. If this is not possible, they should be installed flush with the ground elevation, hidden by landscaping and/or painted in a manner that detracts attention from them.

3.4 Landscape Lighting

The use of landscape and pathway lighting is permissible in Cornerstone for safety and accent purposes. Landscape lighting levels should conform to all City of Casa Grande ESLO requirements. Landscape lighting systems must be low voltage and should create a soft effect. Fixtures must be of commercial or industrial quality. Plastic fixtures and colored bulbs are not allowed.

Transformers and junction boxes must be hidden from view of the streets, neighboring properties and common areas.

3.5 Swimming Pools, Spas

Swimming pool and spa design should conform to all applicable regulations regarding safety and aesthetic matters. Pools should not be placed in areas directly visible from the street or adjacent properties. Pool equipment such as pumps and filters must be screened from view, and measures must be taken to mitigate their noise. All diving equipment, pool volleyball, or basketball equipment, slides or other pool recreational equipment must not be visible from the street.

3.6 Fences and Walls

Site walls help to define various character areas of a home site. These walls can be used to delineate pool areas, courtyards, etc., and to hide mechanical areas and parking areas. Street facing solid site walls should be stucco, stone or decorative masonry where privacy is desired. Street facing walls should be constructed with appropriate thickness and scale, being at least six inches (6") thick. Walls should match the architectural character of the residence in color, material and character. Angular patterns and long straight runs should be avoided in favor of meandering, curvilinear layouts. In no case should a site wall exceed six feet (6') in height from adjacent grade. Fencing behind the street facing walls must match type and color of the Cornerstone perimeter walls.

In areas where view fences are desirable, painted wrought iron or another durable material should be used in combination with the approved wall materials discussed above. Chain link fencing is not permitted. Please note that the installation of a view fence instead of a solid wall may cause adjacent patios or courtyards to be deemed as Transitional Areas rather than Private Areas, thereby limiting the flexibility of landscaping options.

4.0 Architectural Committee Review Procedures

NOTE: The applicant is responsible for adherence to all applicable City of Casa Grande and other municipal design and construction regulations and requirements. If a conflict exists between a Coyote Ranch Architectural

Committee standard as addressed in this document and a City of Casa Grande or other municipal requirement, the stricter of the requirements should take precedence. In no instance shall this document supercede any municipal requirements.

4.1 Review of Plans

The Coyote Ranch Architectural Committee shall conduct reviews of plans and specifications during regularly scheduled meetings. All responses to submittals will be conveyed to the applicant in writing. Because of the visual nature of design, members of the Coyote Ranch Architectural Committee will not discuss results of the reviews over the telephone. Any concerns a home site owner may wish to express in reference to issues contained in the Coyote Ranch Architectural Committee's response to a submittal must be addressed to the Coyote Ranch Architectural Committee in writing with accompanying diagram where appropriate.

4.2 Pre-design Meeting

Prior to preparing preliminary plans for any proposed improvement, it is mandatory that the home site owner or representative thereof meet with the Coyote Ranch Architectural Committee to explore any questions regarding design character and construction issues within Cornerstone at Coyote Ranch. The committee and the home site owner or representative shall review the plot plan. The plot plan includes information on topography, building setbacks, easements, driveway locations and utility locations. The intent is to resolve any questions the homeowner or representative thereof may have with this information before starting preliminary design.

4.3 Development Envelope

All amendments to the development envelope must be pursued after the Pre-design Meeting and before the Preliminary Submittal. Approval of the amendment must be gained from the Coyote Ranch Architectural Committee before the preliminary submittal phase of design review. The home site owner or representative thereof must provide five (5) copies of a site plan illustrating the current development envelopes and preliminary locations of all structures. The Coyote Ranch Architectural Committee reserves a twenty (20) calendar day turnaround time for review of development envelope amendments.

4.4 Preliminary Submittal

Following the Pre-design Meeting, the following exhibits are to be submitted to the Coyote Ranch Architectural Committee along with the design review fee as set from time to time by the Coyote Ranch Architectural Committee, as indicated on the application form.

All preliminary plans shall include two (2) sets of the following:

Request for Architectural Review (application)

Site Plans: Submit the site plans at no less than 1" = 20' with the following information clearly illustrated:

- The home and any detached guest homes, garages or other structures
- Pools and spas

- Fences and walls
- Driveway, Walkways, and patios with dimensions
- Guest parking areas
- Mechanical yards and storage areas with screening
- Utility locations
- Property lines
- Applicable City of Casa Grande and Cornerstone setbacks
- Grading plan illustrating existing and proposed topography
- Drainage plan
- Relationships with adjacent properties and structures

Architectural Plans: Submit the architectural plans with the following information at a scale of no less than 1/8" = 1'0":

- Roof plan and floor plan with estimated square footages noted
- All exterior elevations with both existing and proposed grade lines that illustrate adherence to height restrictions
- Indication of all exterior materials and color scheme

The Coyote Ranch Architectural Committee design review fee in an amount specified by the Coyote Ranch Architectural Committee and indicated on the application form

Any accessory improvements/structures contemplated on the home site must be shown on the preliminary submittal.

Any additional drawings, materials or samples may be requested by the Coyote Ranch Architectural Committee.

To assist the Coyote Ranch Architectural Committee in its evaluation of the preliminary plans, the Coyote Ranch Architectural Committee may request *preliminary staking* at the locations of the corners of the residence, major improvements or other areas within the home site.

4.5 Review/Approval

Upon completion of the preliminary submittal to the Coyote Ranch Architectural Committee by the home site owner, the Coyote Ranch Architectural Committee will review the packet and provide a written response to the home site owner within fourteen (14) calendar days.

4.6 Final Submittal & Review

Following Preliminary Approval, the following exhibits are to be submitted to the Coyote Ranch Architectural Committee for Final Approval:

All final plans shall include two (2) sets of the following:

Construction Area Plan per Section 5.2 of this document and an approximate time schedule indicating starting and completion dates of construction, utility connection, completion of landscaping work and anticipated occupancy date.

Revised Site Plan at a scale not less than 1" = 20' with the following items clearly illustrated:

- The home and any detached guest homes, garages or other structures
- Pools and spas
- Fences and walls
- Driveway, Walkways, and patios with dimensions
- Guest parking areas
- Mechanical yards and storage areas with screening
- Utility locations
- Property lines
- Applicable City of Casa Grande setbacks
- Grading plan illustrating existing and proposed topography
- Drainage plan
- Relationships with adjacent properties and structures
- Finished floor elevations of all interior and exterior slabs

Revised Architectural Plans: Submit the architectural plans with the following information at a scale of no less than 1/8" = 1'0". The following apply to all structures located on the home site:

- Roof plans (including skylight locations and screening methods)
- Floor plans with square footages indicated
- All exterior elevations and details with both existing and proposed grade lines that illustrate adherence to height restrictions
- All site wall sections and details indicating wall heights and locations
- Cross sections of the structures indicating existing and proposed grade lines on the site and adherence to height restrictions
- Clearly defined methods of screening mechanical, refuse and storage (may also be appropriate to include in landscaping submittal)
- Entry features including gates and walls
- Lighting plan

One (1) sample each of the following, clearly marked with the home site owner's name, filing date, and Cornerstone home site number and manufacturer's information and/or specifications:

- Exterior materials/finishes
- Roof tile
- Accent materials
- Exterior and landscape light fixtures specifications
- Exterior windows, doors, gates, skylights and garage door specifications
- Exterior color scheme with color samples and reference numbers

Preliminary Landscape Plans: Submit the landscape plans with the following information at the same scale as the site plan.

- Natural, Transitional and Private Areas and square footages
- Preliminary plant layout
- Proposed plants and sized
- Driveways, walkways, patios, parking areas and dimensions and proposed materials for each
- Retention areas, washes and drainage ways
- Pool, water feature or spa locations
- Walls and fences
- Proposed landscape border methods/materials boulders contours, swales, and berms

4.7 Exterior Building Corners

The Coyote Ranch Architectural Committee may request on-site staking (by the home site owner) of exterior building corners of the proposed residence or other structures and major improvement areas, including the driveway, fences, pools, etc.

4.8 Final Approval

Final approval by the Coyote Ranch Architectural Committee shall be issued in writing within fourteen (14) calendar days. Approval of the preliminary submittal does not ensure approval of the final submittal. The Coyote Ranch Architectural Committee retains the right to make changes in the final submittal that were not made in the preliminary submittal. There will be three possible designations resulting from the review. These include *approved*, *conditionally approved* and *not approved*. An explanation of the designation and a statement on how to proceed will accompany the written Coyote Ranch Architectural Committee response.

4.9 Subsequent Changes

Additional construction, landscaping or other improvements to a residence or home site after Coyote Ranch Architectural Committee approval must be submitted to the Coyote Ranch Architectural Committee for further approval prior to making such changes and/or additions. The home site owner or representative thereof will be responsible for any additional Coyote Ranch Architectural Committee expenses directly related to the review of the changes.

4.14 Right of Waiver

The Coyote Ranch Architectural Committee reserves the right to waive or vary any of the procedures or standards set forth herein at its discretion.

4.15 Construction Deposit

To assist the Coyote Ranch Architectural Committee in ensuring compliance with these Design Guidelines and the applicable provisions of the Coyote Ranch CC&R's, and with any and all plans approved by the Coyote Ranch Architectural Committee and any conditions to such approvals imposed by the Coyote Ranch Architectural Committee, each builder or contractor (a "Builder") must, before beginning any construction or other work within Cornerstone, post with the Coyote Ranch Community Association a cash deposit in an amount specified by the Coyote Ranch Architectural Committee. Unless otherwise specified by the Coyote Ranch Architectural Committee, the cash deposit required in each instance will be \$2,000.00; however, the Coyote Ranch Architectural Committee may, in its sole discretion based on such factors as it deems appropriate to consider (which may include, without limitation, the nature, scope and expense of the work to be done by the Builder), set the amount of the required cash deposit either higher or lower, or waive the deposit requirement. No Builder shall commence any work within Cornerstone until the required cash deposit has been delivered to the Coyote Ranch Community Association.

Should it become necessary for the Coyote Ranch Architectural Committee or the Coyote Ranch Community Association (or both) to take any action to cure or correct any violation of these Design Guidelines, any applicable provisions of the Coyote Ranch CC&R's, any plans approved by the Coyote Ranch Architectural Committee and/or any conditions to such approvals imposed by the Coyote Ranch Architectural Committee, the cash deposit may be used to pay the costs thereof. However, neither the cash deposit nor the amount thereof shall be deemed to limit the liability of the Builder or any other responsible party for any such violation or the costs of curing or correcting same.

Such cash deposit (or any remaining balance thereof, if any portion thereof was used to cure or correct any violation) shall be returned to the Builder who deposited same upon receipt of a Notice of Completion signed by the applicable Owner and upon satisfactory completion of all requirements of the Final Construction Review.

The Coyote Ranch Community Association shall not be obligated to pay interest on any such cash deposit. The Coyote Ranch Community Association shall be entitled to commingle any such cash deposit with other funds of the Association, and shall not be deemed a fiduciary with respect to any such cash deposit.

The Coyote Ranch Community Association shall return the construction deposit no more than 14 days after issuance of a statement of compliance letter.

4.16 Start of Construction

Upon receipt of written approval from the Coyote Ranch Architectural Committee, and receipt of the Construction Deposit, the home site owner or representative thereof, must diligently proceed with the commencement and completion of all improvements in accordance with the approved submittal satisfying any conditions or stipulations imposed by the Coyote Ranch Architectural Committee. The home site owner and/or builder shall satisfy all conditions and commence the home site improvements in accordance with the approved plans within one (1) year from the date of such approval. Before such commencement, though, the home site owner must submit a copy of *the Acknowledgement and Understanding of the Construction Regulations* as they appear in section 5 of this document. If the home site owner or representative thereof shall fail to comply with the one (1) year period, any approval previously given shall be revoked unless the home site owner or representative thereof submits an extension request to the Coyote Ranch Architectural Committee prior to the expiration of the one year period. At this time, the Coyote Ranch Architectural Committee will review the proposal, and may require amendments based on any subdivision conditions that have changed since the initial approval. The home site owner may at this time be subject to any amendments to this document that were not applicable at the time of initial submittal.

Unless otherwise approved, the home site owner or representative thereof shall complete the construction, reconstruction, refinishing or alteration of the foundation and all exterior surfaces (including the roof, exterior walls, windows and doors) of any improvements on the home site within one (1) year after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the home site owner or representative thereof due to strikes, fires, national emergencies or natural calamities. If a home site owner or representative thereof fails to comply with this paragraph, the Coyote Ranch Architectural Committee may notify the Coyote Ranch Community Association of such failure, and the Coyote Ranch Community Association, at its option, shall either complete the exterior of all structures and landscaping in accordance with the approved plans or remove the improvement, and the home site owner or representative thereof shall reimburse the Coyote Ranch Community Association for all expenses incurred in connection therewith.

5.0 Construction Regulations

In order to protect all residents, guests, personal and real property including streets and common areas during construction activities, the following Construction Regulations will be enforced. These regulations shall be made a part of the construction contract document specifications for all improvements on a custom home site within Cornerstone. All builders, subcontractors, home site owners and other persons shall be bound by these regulations. Any violation shall be deemed to be a violation by the home site owner.

The home site owner or representative thereof (including but not limited to general contractors and architects) shall coordinate and schedule all construction activities so as to minimize interference, interruption and nuisance to residents and guests at Coyote Ranch. This includes but is not limited to activities that restrict the use of streets, sidewalks and common areas (where applicable).

5.1 Pre-construction Conference

Prior to commencing construction, the home site owner or representative thereof must meet with the Coyote Ranch Architectural Committee to review construction procedures and coordinate construction activities within Cornerstone at Coyote Ranch.

5.2 Notice of Intent to Begin Construction

The lot owner must provide written notice of intent to begin construction to the Association two weeks prior to start of construction.

5.3 Other Property Damaged

Damage and scarring to other property including but not limited to, open space, other home sites, roads, driveways and/or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the home site owner. If repairs are not conducted in a timely manner, the Coyote Ranch Community Association reserves the right to perform said repairs and lien the property for the value of the repairs. Upon completion of construction, each home site owner or representative thereof shall clean the construction site and repair all property which was damaged including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the Coyote Ranch Architectural Committee, and repair streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. All paint, concrete, etc., cleanup shall occur on-site. Cleanup should not occur in the streets, nor should any cleanup occur that would cause concrete, paint, mortar or other debris or residue to wash into adjacent property.

5.4 OSHA Compliance

All applicable Occupational Safety and Health Act (OSHA) regulations and guidelines must be strictly observed at all times.

5.5 Fire Safety

Absolutely no fires for the purpose of construction activities are permitted anywhere in Coyote Ranch!

5.6 Construction Site

The Coyote Ranch Architectural Committee will work closely with the home site owner or representative thereof to determine the best possible location of construction facilities. All construction access, storage, staging, etc. must occur within the lot boundaries.

5.7 Modification of Common Area

The Association will contract with the Association's maintenance crew to modify the common area landscaping area and sprinklers to provide access to the lot. The cost of modification will be billed to the lot Owner.

require a current pass to access the construction site. Home site owners or representatives thereof shall be responsible for distributing all passes to its personnel, subcontractors, suppliers, guests, etc. Home site owners or representatives thereof shall be responsible for all damages, accidents, injuries, etc. caused by or resulting from the actions and/or negligence of any persons or entities permitted access to a Coyote Ranch gated community by issuance of a pass, or otherwise on-site at the owner's or contractor's request. Construction access to individual home sites must occur where the permanent access will occur. In most cases, the development envelope configuration will govern this. No area outside of the development envelope should be cleared for access.

5.10 Construction Hours

Construction activities will be restricted within Cornerstone to the hours of 6:00 a.m. to 6:00 p.m. Monday through Friday. Construction hours on Saturday are from 8:00 a.m. to 3:00 p.m. unless other hours are designated by the Coyote Ranch Architectural Committee. No exterior construction or construction causing noise audible from inside neighboring properties shall be allowed on Sundays. These hours may be amended at any time by the Coyote Ranch Architectural Committee.

Non-Work Days: No construction activities will be allowed on the following holidays: - New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas. The Coyote Ranch Architectural Committee can proclaim additional days as non-work days.

5.11 Dust & Noise Control

The home site owner or representative thereof will be responsible for controlling dust and noise from the construction site.

5.12 Miscellaneous

The home site owner or representative thereof shall be responsible for the conduct and behavior of their builders, agents, representatives, contractors and subcontractors and observe the following regulations:

Appearance & Conduct

All construction personnel shall maintain their appearance and conduct in an appropriate manner.

Non-Interference

Workers shall not interfere with, nor create a nuisance for, any resident or guest of Coyote Ranch, or their use and enjoyment of the facilities and amenities in Coyote Ranch.

Worker Restrictions

Absolutely no pets, children, alcoholic beverages, illegal drugs, firearms or other weapons are permitted on any construction site in Cornerstone at any time. Violators will be subject to permanent eviction from the project and possible legal prosecution.

Speeding

Speeding and reckless driving will not be permitted in Coyote Ranch. Personnel are to obey all speed limits. Where no speed limit is posted, the speed limit shall be as follows:

All collector streets - 25 mph

All residential streets – 15 mph

Changing Oil

Changing oil on any vehicle or equipment on the site is prohibited.

Fencing

The area of disturbance must be fenced with a 6' chain link temporary enclosure during the period of construction or two strands of nylon rope on 6' steel post, with a 36" nylon mesh construction fence. At no time shall the area of disturbance extend outside of the development envelope boundaries. During construction, contractor will use only one entrance to lot.

Construction Trailers, Etc

Construction trailers may be utilized for field offices or for storage with proper approval. Any home site owner or representative thereof who desires to bring a construction trailer or field office shall indicate the location, size, color, graphics, services, parking, temporary landscaping, temporary utility locations etc. on the construction area plan for approval by the Coyote Ranch Architectural Committee prior to installation of such facilities. Such temporary structures shall be placed only in a location approved by the Coyote Ranch Architectural Committee and shall be removed immediately upon completion of construction.

Storage

All materials, tools, supplies, equipment, vehicles, etc. shall be kept in a storage yard or parking facility except when actually required for use in construction. All storage yard sites shall be fenced in an approved manner and all materials shall be neatly stacked.

Sanitary Facilities

Each home site owner or representative thereof shall be responsible for providing drinking water and adequate sanitary facilities for construction workers. Portable toilets shall be located on the home site and remain there until all construction activities are complete.

Parking Areas

Construction crews will not park on, or otherwise use, other home sites or open space. Private and construction vehicles and machinery shall be parked only in areas designated by the Coyote Ranch Architectural Committee, as illustrated on the construction area plan. All vehicles will be parked so as not to inhibit traffic or cause damage to the landscape.

5.8 Debris and Trash Removal

Construction sites shall be maintained in a safe, clean and orderly condition at all times! Each home site must have a metal, commercial style dumpster capable of holding a week's worth of construction debris on site at all times. Home site owners and/or builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site once a week or more as deemed appropriate by the Coyote Ranch Architectural Committee. Lightweight materials, packing and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Home site owners or representatives thereof are prohibited from dumping, burying or burning trash anywhere on the home sites. Dirt, mud or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces, driveways or other portions of Cornerstone. The Coyote Ranch Architectural Committee reserves the right to inspect the construction site for these issues at any time.

5.9 Construction Access

The home sites within Cornerstone are located within a gated community. All construction personnel, equipment and vehicles will

Equipment Cleaning

Concrete suppliers, plasterers, painters or any other subcontractors cleaning their equipment on site in other than a designated area is prohibited. Runoff and debris from cleanup must be kept from other home sites, common areas and streets.

Property Items

Removing any rocks, plant materials, topsoil, or similar items from any property of others within Coyote Ranch, including construction sites, is prohibited.