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[Handwritten signatures and initials: MJM, YAB, mjr, RAB]

PROCEDURE OF ARCHITECTURAL APPROVAL

The following is a list of items pertaining to the procedure for architectural approvals and a checklist of specifically required construction information that must be shown on the submitted plans. Any plans submitted for preliminary or final approval that are inadequate, incomplete or fail to show all required information necessary for approval will be returned for correction and completion.

A. GENERAL INFORMATION

1. Before submitting any plans for approval, all property owners, architects and general contractors should first fully acquaint themselves with all articles contained in the Declaration of Covenants, Conditions and Restrictions for Saguaro Trails Lots 1 - 26, and these procedures for submittal for architectural approval.
2. Any person intending to submit plans for architectural approval is encouraged to meet with the approving architect for a preliminary design consultation to review any guidelines, restrictions, preliminary design concepts, approval procedures or design objectives of the Saguaro Trails subdivision.
3. All plans submitted for approval, whether preliminary review or final construction documents, shall consist of two complete sets showing all the required information, and be accompanied by the application for construction approval with all required information completed, and one copy attached to each set of plans.
4. All inquiries, submittals, requests for approval or inspection shall be made to the office of the approving architect. **No preliminary tests, lot clearing or construction of any nature on any lot may be performed without the consent and approval of the approving architect.**

B. PRELIMINARY PLAN REVIEW

1. A preliminary plan submittal is encouraged prior to the completion and submittal of final

construction documents. The approving architect will review the plans for general compliance with the subdivision covenants, conditions, restrictions and design guidelines. He will note any discrepancies that may exist on the submitted plans and may make recommendations or suggestions accordingly. One set of plans will then be returned to the owner for his review and/or correction. Please refer to Section F.

NOTE: If this review and approval is not obtained, then final plans, which may be costly to prepare, may be rejected in whole or in part due to incompleteness or inaccuracy, which could have been resolved satisfactorily during the preliminary plan review process.

2. The preliminary plan submittal shall consist of at least the following drawings and information.

Plans submitted which are incomplete will be returned.

- a. TOPOGRAPHICAL SURVEY AND PLOT PLAN

Note: The required topographical survey plan noted below shall be done at a scale of 1"=20'-0" across the entire building and graded area and must be sealed by the engineer or surveyor. All contour lines within 20 feet of all proposed construction shall not be less than 2 foot intervals. All information shown on this drawing shall be based on actual on-site datum. Any referencing to assumed elevations such as 100 or 500 will not be approved.

Provide a topographical survey that shows the full boundary of the property and at least 1/2 width of the subdivision street where the property occurs. Show all boundary lines, bearings and lot dimensions. Indicate all building setback lines SR zoning in addition to those noted in the CC&R's. Show all easements, flood plain locations (if applicable) and north arrow. Locate all driveways, guest parking areas, walkways, all buildings, patio walls, swimming pool, spa or fountains, mechanical, pool or spa equipment with enclosure walls and gate locations. Show the complete extent of all site development indicating all limits of grading, drainage swales, culverts (as applicable) and finished treatment of same. Show all existing utility locations and indicate all new utility runs to residence. Indicate the proposed finished floor elevations(s) for all buildings, and reference all patios, patio walls heights and all other improvements to the F.F.E. Show the proposed finished site grading with all cut and/or fill areas noted indicating the method of retainage and proposed finished treatment. NOTE: Site grading shall be accomplished with a minimum of disturbance to topographical features and environmental elements. Where topographical constraints exist, landscape or architectural design solutions shall be utilized rather than grading solutions. Mass grading of an area to provide a building pad is prohibited. All

areas graded around building will be revegetated to match adjacent desert plant mix. Rear yards may not be clear graded unless enclosed with a patio wall. Hardscape solutions to provide a building pad, such as a masonry retaining wall, may only extend to the CC&R setback requirement lines. Any solution to areas within the setback requirement lines must be accomplished with landscape design treatments. Any cut or fill bank protected area to receive a rip-raped finished treatment shall be accomplished with Indigenous Catalina Rock only, and shall be dispersed with planting pockets 75% rock 25% plants. No Salt River rock, granite, volcanic rocks or any other rock other than that noted above may be used.

The scale for this drawing will be 1":20'-0".

b. FLOOR PLAN

Show a complete proposed floor plan(s) layout indicating all rooms, doors, windows, mechanical areas and enclosures, porch areas, garage, storage areas and interior and exterior stairs showing any change in elevation. NOTE: The minimum living area (air conditioned space) shall not be less than 2200 sq. ft.

Minimum scale shall be 1/8" :1'-0".

c. EXTERIOR ELEVATIONS

Show all exterior building design features, complete with proposed heights of all walls, parapets, doors, windows, chimneys, etc., with heights measured above the finished floor elevations where they occur. Note all exposed materials and colors. Indicate all patio and mechanical or pool enclosure walls and show the proposed finished grades at all locations around buildings or walls consistent with information shown on plot plan. No stem walls or patio walls will be allowed that exceed an overall height dimension of 6'-0". If it becomes necessary to exceed this height limitation due to topographical considerations or any other requirements, then a grading, landscaping or an additional lower planter wall solution shall be used to maintain this single height requirement.

Minimum scale shall be 1/8":1'-0"

d. PLAN APPROVAL FEE

All plans submitted for a preliminary plan review for a new home or for a building addition or guest house must be accompanied by a check for \$450.00 made payable to the Saguaro Trails Estates

Homeowners Association and delivered to the office of the developer at 2344 East Speedway Blvd. Additional plan submittals for porches, pools, patio walls, etc. that were received after staking approval of initial home, must be accompanied by a check for \$250.00. Plans will not be accepted for the approval process unless accompanied by appropriate check. A \$2,000.00 refundable Construction Deposit will also be required for additional plan submittals.

C. FINAL PLAN REVIEW PLEASE REFER TO SECTION F.

After a preliminary plan review has been approved, the property owner may proceed with the final construction documents for a final plan review. All construction information and comments noted on the approved preliminary plans must be included in the final construction documents along with all requirements contained in Article II, Sections 1 through 14 of the Declaration of Covenants, Conditions and Restrictions. Submit two complete copies of the following list of drawings and information required for the final plan review approval. Plans submitted which are inadequate, incomplete or fail to show all required information necessary for final approval will be returned.

a. TOPOGRAPHICAL SURVEY AND PLOT PLAN

Show all information as required and noted above under preliminary plan review, item 2a. Update preliminary information as necessary for final plan review approval. Indicate location of subdivision standard mailbox and address sign in accordance with Article II, Section 8 of the CC&R's.

The scale for this drawing will be 1":20'-0".

b. FOUNDATION PLAN

Show the complete extent of all foundation work and construction details appropriate for the design. Indicate types of stem walls to be used and finished material. Provide appropriate details for any unusual conditions.

Scale of this drawing to be 1/4":1'-0".

c. FLOOR PLAN(S)

Show overall length and width dimensions of all floor plan(s) areas and indicate location of all porch columns, patio walls, stair locations, mechanical equipment enclosures or other architectural elements as applicable. Include at least two (2) full length building section lines that occur through the most unusual area(s) of construction.

Scale to be 1/4":1'-0".

d. EXTERIOR ELEVATIONS

Show all exterior design elements of the finished building. Include all roof scupper locations and the finished material; downspouts are not allowed. Show all fireplace chimneys with type of flue or flue cap, special window or door treatments and indicate all finish materials and colors. Note on plans that all garage doors, pre-fab chimney caps, electrical service entrance meter panels, all metal or louvered doors, and any flood lighting used on the exterior building walls will be painted to match the house color. Note that all mechanical and pool equipment enclosure walls are to match the house construction and that all gate access locations are to be solid panels. If mission or concrete tile is used, with or without mortar chinking, the color must be submitted for approval. No reflective finishes are allowed. Any retaining or patio walls must be finished to match the house construction. Provide a manufacturer's paint chip sample for all exterior color(s) and indicate all colors for factory finished items. Exterior colors must be earth tone with an L.R.V (light reflective value) of 60 or less.

Scale to be 1/4" or 1/8":1'-0"

e. BUILDING SECTIONS

Show at least two (2) full length building sections thru the most unusual areas of construction at locations shown on the floor plan. Completely show and note all appropriate construction, materials, finishes and heights above the finished floor elevation where they occur.

Scale shall be 1/4":1'-0".

f. ROOF FRAMING PLAN

Show location of all roof framing materials, indicating types and sizes of all posts, beams, fascias or other wood trim. The minimum size requirement for any exposed post or beam must be 6" in the smallest dimension. The minimum size requirement for any exposed porch, ramada or other rafter locations must be 4" in the smallest dimension. Rafter tails may be 2" minimum dimension only if full size rough sawn. Show all roof or porch overhangs. Show locations of skylights, roof drains, fireplace chimneys and all architectural elements associated with the design. Show all parapet walls, and indicate heights above the finished floor elevation where they occur. All roof surfaces behind parapet walls shall have a Desert Tan painted finish.

Scale to be 1/4":1'-0".

g. CONSTRUCTION DETAILS

Show all details necessary to fully convey the intended architectural design of the finished building with particular attention given to any unusual design features. Clearly note all construction methods and finish materials to be used.

h. PLUMBING PLAN

Clearly indicate all information required for a complete in-place system. Show location of all fixtures, supply and waste lines, hose bibbs, water softener locations and appropriate meter locations. No exposed gas or any other lines shall occur above any finished roof surface. Clearly indicate where water supply connections will occur to supply all irrigation timer lines. All temporary watering systems required by the landscape section noted below for any hydroseeded areas shall be connected to the irrigation system. Show location of water source supply (hose bibb) for the irrigation timer control box as required in the landscape section below.

NOTE: Each residence shall be equipped with a fire suppression sprinkler system installed in accordance with the National Fires Association 13D requirements according to the City of Tucson. Plans submitted for final approval that do not indicate this requirement will not be approved.

Scale to be 1/4":1'-0".

i. MECHANICAL PLAN

Clearly indicate all information required for a complete in-place system. Show locations of all duct work, exhaust fans, turbine or other roof vents and mechanical equipment both inside and outside. If evaporative coolers are to be used, show method and location of duct connection to occur below exterior mechanical equipment enclosure wall to main HVAC system inside the house. Show enclosure walls around equipment with solid panel gate locations. No mechanical equipment may occur above roofs. See Article II, Section 5H of the CC&R's. Locate any mechanical equipment wall enclosures so as to appear a part of the house wall rather than an isolated location by itself.

Scale to be 1/4":1'-0".

j. ELECTRICAL PLAN

Clearly indicate all information required for a complete in-place system. Show locations and type of all exterior fixtures, flood lights on building walls, entry pole lighting, driveway lights, and any

unusual conditions appropriate to the design. All exterior lights on buildings must point downward. Paint exterior electrical service entrance panel and all flood lights to match building color. The approving architect may require a photographic copy of any light fixtures he deems questionable as to style or location. Clearly indicate where exterior power connections will occur to facilitate the irrigation system timer control boxes.

Scale to be 1/4":1'-0".

k. POOL / PATIO PLAN (This plan may be combined with the landscape plan noted below).

Show location and heights of all patio walls, pool and spa locations, pool equipment enclosure walls with appropriate solid gate(s) locations and finished materials for all improvements as applicable to the design. All pool/patio plans must show the tops of all wall heights and other construction relative to the F.F.E. If a change in level occurs in a particular design, the elevation(s) must be clearly indicated. Show all features for all the developed areas. All patio wall construction must match the residence in finish, texture and color.

NOTE: THE REQUIREMENTS NOTED ABOVE ALSO APPLY TO ALL POOL/PATIO PLANS THAT MAY BE IMPLEMENTED AFTER A RESIDENCE HAS BEEN SOLD. THE NEW OWNER HAS THE RESPONSIBILITY TO INFORM ANY ARCHITECT, DESIGNER OR CONTRACTOR OF THESE REQUIREMENTS PRIOR TO SUBMITTAL FOR APPROVAL. THIS IS ALSO TRUE FOR THE LANDSCAPE REQUIREMENTS NOTED BELOW.

Scale to be 1/4":1'-0".

I. LANDSCAPE PLAN

Indicate type, size, quantity, common names and location of all plant materials and type of irrigation system(s) to be used. Hydroseeding is encouraged for graded areas and specifically required as a minimum vegetation requirement including plants for all septic tank, leaching field locations and utility trenches. Plans must call out the type of native seed mix to be used and installation of a temporary watering system to remain intact until a germination period has been accomplished. This temporary watering system must be tied into the regular irrigation timer system. Indicate any existing major trees or cacti that will remain or must be removed or relocated due to development of the property. Show locations or areas of all walks, exposed aggregate concrete, decomposed granite, kool-decking, rock work or other design features and indicate all finish colors of materials. NOTE: Any rip-rap used as bank protection must be Catalina Rock. Salt

River Rock or other similar type rock may be used only on horizontal surfaces. All graded areas around building, utility trenches, etc., must be revegetated. All excavations and grading edges must be raked to blend with desert. Rear yard may not be graded unless enclosed with a wall. Scale to be 1/4":1'-0".

NOTE: ALL DRAWINGS NOTED ABOVE MUST BE INCLUDED IN THE FINAL SETS OF PLANS BEFORE APPROVAL OF SAID PLANS WILL BE GRANTED.

D. AFTER FINAL PLAN REVIEW AND APPROVAL

After the plan submittals for final review have been approved, one set of the approved plans will be returned to the owner with an approval form attached to the front sheet of the drawings. On this form are the instructions of how to proceed with the construction process. Your particular attention is directed to Items 2 and 4. On-site approval to begin construction after the house location has been staked, will not be granted unless a bench mark showing the floor elevation has been installed out of the construction area. The other set of the approved plans will be left on file with the approving architect and referred to during the final on-site inspection to insure that all items on the approved plans have been completed. Please refer to Section G.

E. DEPOSIT REQUIRED WITH FINAL PLAN SUBMITTAL

With reference to Article 11, Section 14 of the Declaration of Covenants, Conditions and Restrictions, each property owner, at the time of plan submittal for final review and approval, shall include, with their submittal, a check in the amount of \$2,000.00 and made payable to the Saguaro Trails Estates Homeowners Association. This check is a refundable deposit that shall be returned to the owner, in whole or in part, when all construction has been completed including all landscape finished and a final on-site inspection has been made to insure that each property owner has fulfilled all the requirements of the final approved plans. Plans will be returned if this deposit check is not included with the final plan submittal.

F. RESPONSIBILITIES OF EACH PROPERTY OWNER.

It is the sole responsibility of each property owner to provide whatever tests or engineered drawings that may be necessary or required to properly facilitate the development of their property or to meet the design guidelines of the subdivision. Neither the developer nor any of his agents are liable for design deficiencies, faulty construction procedures, structural failures or failure to

meet zoning or code requirements.

G. FINAL ON-SITE APPROVAL AND OCCUPANCY

It is the responsibility of each property owner to provide a sufficient time frame to begin and fully complete, including the final on-site inspection, all facets of their development. **No moving vans or other vehicles carrying household belongings will be allowed into the subdivision until the final on-site inspection has been accomplished and approved.**