

ARCHITECTURAL GUIDELINES

NOTE TO OWNER. These Rules and Procedures for Bonanza Ranch have been formulated for the benefit of you and your neighbors. They also offer you an opportunity to have your preliminary plans reviewed by the Bonanza Ranch Architectural Committee prior to having incurred the costs of final working blueprints, as the Architectural Committee is obliged to enforce its authority regarding the CC&Rs and the Rules and Regulations (through injunctive relief, if necessary). It is imperative that you read and understand them, so as not be in violation thereof.

Universal rules of the entire spectrum of architectural designs which may be submitted to the Architectural Committee are not practical. The Committee is required to make judgements and is given that authority in the CC&Rs but will be guided by two principals as follows:

- 1) Aesthetic integrity and compatibility
- 2) Owner's/applicant's desires

It is necessary that aesthetic integrity and compatibility are satisfied and every effort possible will be made to comply with the owner's/applicant's desires when logical and practical. When such desires cannot be approved the Committee shall make a logical effort to help develop suitable alternatives.

The custom lots are presented as a quality community with a strong resolve to maintain the natural beauty of a mountain view and desert lifestyle. Care has been taken to show the spectacular view of the San Tan Mountains. The homes are nestled at the foothills of the San Tans on a plateau of the Sonoran Desert. The architecture of the homes built here should blend with the surroundings in style and color. Although many styles may be built here the most important consideration is to complement the mountains and desert.

ARCHITECTURAL GUIDELINES

Certain architectural guidelines unique to Bonanza Ranch have been established and the Architectural Committee ("Committee") will generally approve those residential applications meeting these requirements:

Specific guidelines Bonanza Ranch include the following:

I. ARCHITECTURE

The architecture style is governed by the overall Bonanza Ranch architectural guidelines.

II. SQUAREFOOTAGE

The minimum total square footage on a home shall be 1600 square feet.

III. SET BACKS

Building setbacks are to conform to the Pinal County Zoning Plan.

IV. WALLS/FENCING

All walls shall be of block and stucco (smooth adobe style finish), painted the same color as the house. Walls will be allowed in three (3) applications:

- A. Front yard wall 25' set back shall not exceed 3'0" in height. Entry gate 40' setback shall conform to the southwest style of the wall. Gates may be of wood or metal.
- B. All other rear yard walls shall not exceed 6'0" in height and may by exception incorporate ornamental iron (i.e., pool fencing). No chain link or wood fences shall be allowed.
- C. Any lots that include horses may have fencing of pipe or sucker rod. Wire, mesh or other material approved by the Committee may be attached to the pipe rail fence with the written approval of the Committee. No wood fencing of any kind will be allowed on these lots.

LANDSCAPE RULES, PRESENT REQUIREMENT

LANDSCAPING

The owner shall complete the landscaping of each lot within six (6) months after close of escrow and/or taking occupancy. All landscaping plans shall be submitted to the Architectural Committee for written approval prior to commencement of the landscaping. Homeowners are responsible for maintenance of landscaping.

The following rules are intended to clarify the CC&Rs and establish a clear timetable for the completion of lot landscaping.

RULEA: All landscaping plans shall be submitted to the Architectural Committee for written approval 2 weeks prior to commencement of the landscaping.

RULEB: Front landscape to be completed within six (6) months of occupancy.

RULEC: Rear landscape to be completed within one (1) year of occupancy.

RULED: All builders are to provide the Bonanza Ranch Homeowners Association with a copy of the contract addendum with signature showing acceptance of Architectural Guidelines.

V. LANDSCAPING

Each owner/applicant shall submit to the Bonanza Ranch Architectural Committee a preliminary landscape and irrigation concept for review and approval. Upon receipt of comments from the Architectural Committee, based on the preliminary plan, the owner/applicant may then proceed with landscape and irrigation.

The intent of these guidelines is to be flexible so as to encourage innovative design. At the discretion of the Architectural Committee, portions of these guidelines may be waived in the case of outstanding landscape architectural design.

No vegetation may be removed from a lot unless directly affected by construction. All reasonable care must be taken to preserve and protect the existing vegetation. Vegetation that is affected by construction must be transplanted on the owner's lot of the owner will contact Bonanza Ranch Architectural Committee 30 days prior to construction for final disposition of the vegetation.

New vegetation shall be indigenous to the desert environment of the surrounding area. A recommended list of vegetation is attached for your convenience. *Native Plants For Southern Landscapes* by Judy Mielke and *Landscape Plants for the Arizona Desert* from the Water Conservation Office are good resources for desert landscaping.

Landscape Material Recommendations

The following plants are highly indigenous to the area and are approved by the Architectural Committee for incorporation into the landscape design:

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|---------------|--------------|---------|----------|
| Barrel Cactus | Hedgehog | Saguaro | Ocotillo |
| Prickly Pear | Cow's Tongue | Jojoba | |

In addition the following plants are recommended as low water use plants and they add color to the landscape pallet.

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|------------|---------------|---------------------------|
| Texas Sage | Silver Leaf | Mexican Bird of Paradise |
| Yucca | Green Cloud | Bottlebrush (Fairyduster) |
| Cassia | Yellow Bell | Cape Honeysuckle |
| Verbena | Bougainvillea | |

Primary Trees: Multiple species of Palo Verde, Mesquite and Ironwood.

PROCEDURES

The following building requirements are promulgated by Bonanza Ranch Development as rules, regulations and procedures pursuant to the provisions of the Declaration of Covenants, Conditions and Restrictions for Bonanza Ranch, identified as Document Number according to the records of the Pinal County Recorder's Office, Pinal County, Arizona".

I. Pre-application Meeting

The architectural Committee, in this or other documents, attempts to communicate its requirements to builder applicants but recognizes the complexity of such a project. Therefore, a pre-application meeting with a member or representative of the Committee will be useful to provide answers to questions you may have. Any communication devices you may be able to provide, such as building material samples, color patches, preliminary drawings, pictures or other, may be useful. A similar meeting with Pinal County is also recommended. A pre-application meeting may be scheduled through Vision Community Management, 480-759-4945 or via email BonanzaRanch@WeAreVision.com.

FINAL CONSTRUCTION PLANS SHOULD NOT BE PREPARED PRIOR TO THE PRE-APPLICATION MEETING AND PRELIMINARY PLAN APPROVAL.

II. Applications

Application shall be made to the Bonanza Ranch Homeowners Association and may be delivered to Vision Community Management, 16625 S Desert Foothills PKWY, Phoenix, AZ 85048.

An application cannot be considered until all items on the checklist have been submitted to the Committee.

III. Meetings and Approvals Required

- A. Pre-application meeting with owner and their architect/builder/designer. This meeting will be a review of the Architectural Committee Guidelines.
- B. Design review application - this preliminary approval is required before you apply for a building permit or start any work on your lot.
- C. Pinal County building permit
- D. With the final approval from the Bonanza Ranch Architectural Committee and building permit, you are ready to start construction.

IV. Design Review Application

- A. **Filing requirement:** The owner shall file an application with the Architectural Committee on the form enclosed herein. In general, such application shall contain two (2) copies of a preliminary site plan, preliminary floor plan, preliminary elevations, and preliminary landscape plan.

Guidelines:

- 1) Height of house shall not exceed two (2) stories where permitted.
Roof heights:
 - a) pitched - 28'
 - b) parapet walls / flat roof - 24'
 - c) lofts, domes, raised skylights - 28' (shall not exceed 25% of the livable square footage).
- 2) Buildings separate from the house shall conform to the color of the residence. No coating is necessary on metal out buildings.
Maximum size for out buildings shall not exceed 40' X 60' X 16'.

Bonanza Ranch has provided for your convenience, paint and roof tile colors to illustrate the general hue of the coloring the Architectural Committee is seeking.

- B. Air Conditioning and Evaporative Units:** It is our desire to have air conditioning units located on the ground. The use and installation of evaporative cooling units must be approved by the Committee. In the event that you have a serious reason for locating a unit on the roof you must provide detailed plans for screening the unit from view.
 - C. Time for Filing:** The application and all the attachments required therein, shall be submitted PRIOR TO PREPARATION OF FINAL WORKING DRAWINGS AND PRIOR TO SUBMISSION OF AN APPLICATION TO PINAL COUNTY FOR A BUILDING PERMIT. Final working drawings must be approved by the Architectural Committee after permit is received and sixty (60) days prior to start of construction.
 - D. Committee Procedures:** The Architectural Committee shall review the application, required documents, drawings and specifications and issue its approval or disapproval. If disapproved, the reason shall be clearly stated in a written decision. Notification of the decision will be given or mailed to the owner no later than thirty (30) days from the date of submission.
 - E. Re-submission:** If the Architectural Committee disapproves the application, the owner may revise and resubmit a new application. If the re-submission again is not approved, the owner may exercise his appeal rights pursuant to the following paragraph.
 - F. Appeal:** If the application is disapproved following re-submission the owner may request a hearing with the Architectural Committee. Said hearing may be set no later than fifteen days after the receipt of the request for hearing. The decision of the Architectural Committee at the hearing shall be the final decision.
- V. Builder's Spec Homes**
If not sold within ninety (90) days of completion the front yard of the spec home must be landscaped up to the developer's basic desert finish specification. (Within 30 days.)

FINAL SITE PLAN, WORKING DRAWINGS & SPECIFICATIONS

VI. Submission

After approval of the permit application from Pinal County and sixty (60) days before construction is to commence, the owner shall submit to the Architectural Committee, in the same manner as the original Design Review Application was submitted, the final site plan, working drawings, specifications, and landscaping plans. Said documents shall comply with the attachments previously submitted and be attached to the approved Design Review Application. The Committee will review said documents for the sole purpose of determining compliance with the previously approved Design Review Application. The Architectural Committee will, within fifteen (15) days after submission, approve or disapprove the final working documents, and will give owner written notice of such approval or disapproval. If such documents are disapproved the reason therefore, shall be stated in the written notice.

VII. Enforcement

No owner shall apply for a Certificate of Occupancy from Pinal County unless he has obtained the approval of the Architectural Committee for all of the foregoing, namely the final site plan, working drawings and specifications. In the event the owner applies for such Certificate of Occupancy without having all of such approvals, or having such approvals but failing to have constructed the home in accordance therewith, the Architectural Committee may seek an injunction against the issuance of such Certificate of Occupancy in order to compel compliance with such documents and approvals.

CLARIFICATION

Please review these rules, regulations and procedures and contact Vision Community Management, 480-759-4945 or via email BonanzaRanch@WeAreVision.com.

It is vitally important that full communication be established with the Architectural Committee at an early date so as to not delay construction of your new residence. The Architectural Committee is here to help you. If you need assistance or have any questions, please call Vision Community Management, 480-759-4945 or via email BonanzaRanch@WeAreVision.com.