

CLIFF ROSE ARCHITECTURAL CONTROL COMMITTEE

CRITERION FOR PROPERTY OWNERS

Introduction: The following requirements have been established by the Cliff Rose Homeowner Association's Board of Directors to assure compliance with Article V of the Covenants, Conditions and Restrictions (CC&Rs). These requirements apply to all properties within the Cliff Rose Planned Area Development (PAD). The primary purpose is for all new or existing structures and property to be in harmony with all other structures. All exterior materials must be compatible with the prevailing quality and residential image of Cliff Rose. Any proposed improvement must fit and complement the specific site on which it is to be located.

The Board of Directors has appointed an Architectural Control Committee (hereafter referred to as the ACC) to review and approve all planned land and building improvements which may impact the appearance and value of the community. The ACC provides guidance for property development and/or improvements within the subdivision – including, but not limited to, site planning, building design, building materials and landscaping. The basic criteria in reviewing plans require that the design and the exterior materials are compatible with the prevailing quality and residential image of Cliff Rose. Any proposed improvement must fit and complement the specific site on which it is to be located.

The ACC recommends, that you obtain the services of a qualified designer or architect for the design of your custom home. The cost for this professional assistance will be offset by a more efficient use of resources, structural soundness and greater homeowner satisfaction. The value of properties within Cliff Rose is enhanced by the views, the rural character, the natural vegetation and scenic beauty. Preservation of existing trees and natural vegetation is also an important consideration. Maintaining these assets through the design and quality of all improvement is a function of the ACC.

Improvements Requiring Review: All land and building improvements which may impact the appearance of the community require review and written approval by the **ACC**. Such improvements include but are not limited to the following:

1. All buildings including accessory structures.
2. Grading or any land alterations, including provisions for drainage...
3. Tree removal with a diameter of 3 inches or larger measured one foot from the ground.
4. Property improvements such as fences, paving, patios, spas, pools, shrubbery, ground cover, trees, etc.
5. All exterior materials and colors.
6. Alterations or additions to any of the above.

Plan Approval by the Architectural Control committee: The ACC is responsible for the process in which plans are received, reviewed and written approvals and disapprovals are issued. The following steps shall be followed in submitting plans and materials for ACC review:

1. The lot owner is responsible to submit the ACC worksheet which identifies the lot number, lot owner, mailing address and telephone number. They must also identify the name, address and phone number of the designer/architect and building/contractor. Submit to:
**Cliff Rose Homeowners Association,
Attention: Architectural Control Committee
PO Box 10831
Prescott, AZ 86304-0831**
2. The lot owner is responsible to supply one copy of specified drawings, including landscape/drainage plan, color samples for paint, roofing, gutters/downspouts and any other items required by the ACC, and submit to:
**Cliff Rose Homeowners Association,
Attention: Architectural Control Committee
PO Box 10831
Prescott, AZ 86304-0831**
3. It is mandatory that final plans and supporting materials be submitted to the ACC for written approval before any site clearing, excavation, exterior modification, addition or the request for a building permit.
4. Article V, Section 1, paragraph A of the CC&Rs states that if the **ACC** does not approve or disapprove the plans and specifications within 30 days after submission, approval will not be required. The required 30 day approval time will not begin until the ACC has a complete and correct package containing all the materials specified herein. If the package is incomplete, the lot owner will be notified of such deficiencies.
5. All construction approved by the ACC must be completed within one year from the date of commencement. If not, a new approval is required.

Document Submittal: Documents submitted for ACC plan approval shall include the following detail. In addition, the ACC members may request additional information for their review. For example, a color sample painted on material similar to that being painted may be required to assure adequate muting of certain colors.

1. Site Plan (Minimum scale: 1 inch = 10 feet) Show property lines, setbacks, easements, buildings, driveways, sidewalks, patios and/or decks, and fences - including dimensions. Also show trees having a trunk diameter of 3 inches or larger, measured at one foot from the ground.
2. Grading Plan (Minimum scale: 1 inch = 10 feet).
Show structures, improvements and trees – including existing and proposed grades and contour, flow lines and lot drainage, driveway slopes, the finished floor elevations referenced to the top of curb at center of driveway, etc. (Grading plan information may be incorporated into the site plan drawing provided the information is clearly readable.)
3. Floor Plan (Minimum scale: ¼ inch = 1 foot)
Show all floor spaces and dimensions; show interior floor level transitions; include all balconies, decks, garages and storage structures; indicate square footage of livable floor space on each level.
 - a. The minimum livable floor space in any new dwelling in this tract is 1200 sq. ft.
 - b. Two story dwellings are discouraged in this subdivision. A walkout basement is permitted.
 - c. Each dwelling should provide a double garage.

4. Roof Plan (Minimum scale: ¼ inch = 1 foot)
Show hips, valleys, ridges, roof pitches and roofing materials. (For a list of approved roofing materials, see attached "**General Architectural Guidelines**").
5. Exterior Elevations (Minimum scale: ¼ inch = 1 foot)
Show proposed roof pitches, hips, ridges, roofing materials, pop-outs and all finish materials; show existing and finished grade lines on all exterior elevations. Indicate any condition that will affect the structure's exterior (see **Acceptable/unacceptable styles, materials, colors, etc.**).
6. Exterior Colors and Finishes;
Provide color samples and describe all exterior finishes.

Definitions for painting purposes:

- a. House/Stucco/Body: The main walls of the home which are either stucco or some type of siding.
- b. Trim: The fascia board which generally runs around the lower roof line, and is usually wood. Any wood that "trims" (runs around) a window(s) or door(s).
- c. Pop-Outs: Usually on the front and sides of the home. An area around windows and doors that is usually 4-6 inches wide and extends out 2-3 inches.
- d. Door(s): Front entrance door, rear entrance door, side entrance door. Garage doors are NOT considered doors for painting an accent color for painting purposes. Garage doors are to be painted the same color as the body of the home. The color of the front door can be different from the body and trim as long as the color is within the guidelines of the ACC's acceptable colors.

When repainting, a "Repainting Evaluation and Approval Worksheet" must be submitted for ACC/Board approval. A color chart is also available for keeping the average home in the area consistent (except for the adobe type model which is usually decorated in southwestern colors).

7. Landscape Plan (Minimum scale: ¼ inch = 1 foot)
Show size, type and location of all trees and shrubs and ground covers to be used on site; also show all walks, patios, fences and decks as they relate to the landscape elements.
 - a. The site landscaping for any portion of the lot that faces a street must be completed within three (3) months of final city building inspection.
 - b. Importance is placed on leaving undisturbed as much of the natural vegetation as possible. (If desired, the ACC will provide a list of trees and shrubs commonly used in Arizona.)
 - c. Exposed faces of retaining walls should not exceed 6 feet in heights. Care shall be exercised to preserve both your scenic views and those of your neighbors. The City of Prescott requires special engineering for retaining walls exceeding a height of four feet. Special treatment of sloped surfaces is permitted to prevent soil erosion. Such treatment, when used must have details described. Care shall be exercised to prevent drainage washout to any property.

GENERAL ARCHITECTURAL GUIDELINES

The following styles, materials, colors, etc. for building in Cliff Rose set forth the details for ACC plan approvals. Any plan detail not covered by this list, or identified as "unacceptable" must have a variance from the Board of Director's prior to any use.

Design Styles

ACCEPTABLE

Contemporary
Traditional
Ranch
Santa Fe (Pueblo)

UNACCEPTABLE

"A" Frame
Swiss Chalet
Geodesic Dome
Log Homes

Multi-Story Dwellings

ACCEPTABLE

Single story dwelling
Grade
Single story with walkout basement

UNACCEPTABLE

Two-story dwelling above finished front

Roofing Materials

ACCEPTABLE

Tile
Architectural shingle

UNACCEPTABLE

Wood shake
Rolled (except on Santa Fe)
Any roof steeper than 5/12 pitch

Exterior Siding Materials

ACCEPTABLE

Wood – Cedar, Fir, Redwood
Lap Hardboard
Hardboard and Masonry
Stucco
Stem stone or rock wainscoting
Brick
Aluminum Siding – if combined with brick, stone
or rock wainscotings

UNACCEPTABLE

4' x 8' Hardboard sheets
Shingle
Slump block
Concrete block – unless as retaining wall or
architectural
Stone or total rock construction

Exterior Colors

ACCEPTABLE

Muted (desert) Tones

* Contact ACC Chair for color samples

UNACCEPTABLE

High contrast color scheme
Bright colors; dark colors

Exterior Structures

ACCEPTABLE

Maximum frosted 25 watt incandescent or 4 watt fluorescent *exterior or light (approx. 160 – 210 lumens) or equivalent

***Maximum values apply to multiple bulb fixtures**

Retractable (telescoping) antennae – CB or Ham radio

Antennae support to be retracted when not in use
Satellite/TV antennae not higher than roof line and preferable behind the house.

UNACCEPTABLE

Exterior lighting exceeding 210 lumens

Non-retractable CB or Ham radio

Satellite/TV antennae exceeding roof line

Fencing

ACCEPTABLE

Height: Maximum six (6) feet high
Color: Compatible with surrounding structures, natural wood, or brown or green (only) for chain link.

Materials: Plastered structures, vinyl, wrought Iron, chain link, concrete (if preformed) concrete block (if split-faced), architectural (color-toned or plastered) or wood.

Style: Solid,
Chain Link
Vertical Stake
(supporting structure must be on the inside, except common fences between inside, except common fences between adjoining properties may have alternating sections)
Chain Link – limited to:
-Side and rear yards only
Must be green or brown when located forward of the rear plan of the house
-Must not be visible to street if located forward of the rear plane of the house

UNACCEPTABLE

No fences in front yard

No exposed raw concrete block fences

No material to be woven through chain link fences

Note: A City permit is required for fencing