LOCKETT RANCHES OWNERS ASSOCIATION

Development Guidelines
V12.20

Effective: December 1, 2020

LOCKETT RANCHES OWNERS ASSOCIATION

Development Guidelines V12.20

TABLE OF CONTENTS

1. PHILOSOPHY STATEMENT 2
2. GUIDELINES FOR SITE PLANNING
   - 2.1 Setbacks and Building Envelope 4
   - 2.2 Site Work 4
   - 2.3 Drainage 5
   - 2.4 Excavation Debris - Boulder/Rock Use 5
   - 2.5 Access Drives and Roads 6
   - 2.6 Transitions/Apron Requirements 6
   - 2.7 Vehicles and Trailers 6
   - 2.8 Utilities 7
   - 2.9 Walls and Fencing 7
   - 2.10 Firewise Program 8
   - 2.11 Outdoor Areas and Items 9
   - 2.12 Signage 10
   - 2.13 Lighting 10
   - 2.14 Swimming Pools and Spas 10
   - 2.15 Sport Courts 10
   - 2.16 Animals 10
   - 2.17 Front Setbacks 10
3. ARCHITECTURAL DESIGN GUIDELINES
   - 3.1 Size 11
   - 3.2 Structure Massing 11
   - 3.3 Outbuildings 11
   - 3.4 Foundations 12
   - 3.5 Exterior Materials 12
   - 3.6 Roofs 12
   - 3.7 Chimneys and Outdoor Fires 12
   - 3.8 Exterior Colors 13
   - 3.9 Windows and Skylights 13
   - 3.10 Garages 14
   - 3.11 Changes or Additional Construction 14
   - 3.12 Alternative Energy 14
4. DESIGN REVIEW PROCEDURES
   - 4.1 Step One: Submission of Plans 15
   - 4.2 Step Two: Preliminary Design Review 16
   - 4.3 Step Three: Final Design Submittal 16
   - 4.4 Site Inspection 17
   - 4.5 Final Design Review 17
   - 4.6 Resubmittal of Plans 17
   - 4.7 Commencement of Construction 17
   - 4.8 Enforcement 17
   - 4.9 Inspections of Work in Progress 18
   - 4.10 Subsequent Changes 18
   - 4.11 Final Release 18
   - 4.12 Approval and Conformity of Plans 18
   - 4.13 Nonwaiver 18
   - 4.14 Additional Powers of the Board 19
   - 4.15 Plans Approved for One Year 19
5. DESIGN REVIEW COMMITTEE ORGANIZATION
   - 5.1 Appointments of Design Review Committee 19
   - 5.2 Appeals 19

I. PHILOSOPHY STATEMENT: Lockett Ranches Owners Association

Lockett Ranches is situated in the midst of a mature Ponderosa pine forest interspersed with meadows, valleys, ponds, and rock outcroppings. These variations offer an ideal Western High Desert environment for wildlife and vegetation. It is the desire of Lockett Ranches Owners Association (further referred to as LROA) to have a harmonious blending of this environment with an aesthetically pleasing residential community emphasizing the preservation, of the natural environment.

To implement this philosophy, standards have been developed to address architectural design and site planning for lot owners, to improve their properties and to ensure compatibility with the natural environment of Lockett Ranches.

The objective of these guidelines is not to create "look alike" residences or improvements, but to create a harmony of design, color, and material compatible with this unique environment. No residential design, building, fencing or other improvement should stand out from the overall appearance and environs of Lockett Ranches.

Each owner of Lockett Ranches should view The Architectural Guidelines and Design Restrictions set forth in these Development Guidelines as his/her protection that the special environment of Lockett Ranches be enhanced and preserved over time.

In order to assist each owner in the environmentally sound and aesthetically compatible design of their residence, a comprehensive design review process has been established to provide each owner the opportunity to draw upon the expertise and knowledge which has been acquired during the planning and development of Lockett Ranches. Since the preservation and enhancement of the unique landscape at Lockett Ranches are of primary concern, the Design Review Committee (hereafter called DRC) has been established and charged with the responsibility of ensuring that these principles are adhered to throughout all phases of development. (See CC&Rs 11.2)

Each Project shall be reviewed upon its own merit. Previously approved projects may or may not be used as a reference for current submittals.

The design review process has been established by the Board of Directors, which encompasses the following, four phases:

1. **The Preliminary Plan Submission (Required)** – The DRC reviews plans to ensure compliance with the Development Guidelines before the owner finalizes his/her design. This step is required in order to gain conceptual approval before extensive time and resources are put into a design that may need altering.

2. **The Final Plan Submission** – The DRC reviews the final construction documents and plans to confirm that they are consistent with the previously reviewed preliminary plans. After this final review, the DRC will approve/disapprove plans in writing with comments and corrections made.

3. **The Final Inspection** – A representative of the DRC and management will conduct a final inspection of the improvements to determine whether actual construction has been completed in strict compliance with the approved plans and development standards.

4. **Time for completion** – As specified in the CC&Rs, 11.2.1 and 11.2.2, work shall be completed within 1(one) year. If the improvements will require in excess of one year due to the nature and complexity of design, or in the event of weather delays beyond the lot owner's control, the lot owner shall submit a schedule for review by the DRC. In all cases, construction shall be continuous and not subject to extensive delays or stagnation.

LROA has developed the Design Review Process to provide adequate checks throughout the design and development phases, so that time and money are not wasted on plans and designs that do not adhere to the Development Guidelines or to the overall principles of Lockett Ranches, or which may be inappropriate or of improper configuration for their specific lot settings. Therefore, it is extremely important that the design steps of the review process be followed in their entirety, and in correct sequence. This process is proven and streamlined and will not result in time delays, provided each owner performs in the spirit with which the Development Guidelines are intended, namely, a site-sensitive approach to the development of his/her lot within this unique community.

The Lockett Ranches Design Review Process is independent of the Coconino County technical plan review process and is solely intended to enforce the Lockett Ranches CC&Rs. Therefore, each owner bears the additional responsibility for the proposed structure's adherence to county zoning and building code standards.

II. GUIDELINES FOR SITE PLANNING

2.1 **Setbacks and Building Envelope** *(see CC&Rs 12.15 "Setbacks")*

The building envelope is that portion of each lot within which all improvements, including structures, fences, decks, walks, and landscaping, must be located and is the only area of the lot where alterations of or disturbance to the natural landscape may occur. The building envelope may not encroach upon any required minimum setback, except for a driveway access not wider than 20 feet across the front setback.

Required Minimum Setbacks:

Front – 50 feet from road (*applicable to all lot boundaries which abut road right-of-ways)*
Side – 30 feet
Rear – 30 feet
Road edge of Quintana and or Hattie Green- 50 feet

NOTE: The minimum setback for a lot that abuts Quintana or Hattie Green, shall be 50 feet from the road edge of the Quintana or Hattie Green in all cases; and if applicable, a minimum 50 feet if the front faces a side road.

Setbacks should remain in a natural state that creates a minimum 60-foot buffer between properties.

Please include the specific lot number with submissions; if a request involves the property, please also include a site map with the submissions.

2.2 **Site Work**

Property Line Identification - Installation of property line identification on a lot regardless of size shall occur prior to any work being performed on the construction site or within the boundaries of the lot itself. This includes soils/percolation testing, septic work, well work, utility infrastructure work, etc. The identification materials shall be in the form of nylon rope on t-posts that provides the clear definition of the lot property lines. To minimize lot revegetation and remediation after construction it is also highly recommended that areas where construction is to take place (building site, utility lines, driveways, contractor parking, staging areas, etc.) on the lot to be clearly identified and marked at all times during construction.

No excavation, fill, or other alteration of the topography or drainage of any lot, including soils/percolation testing or utility infrastructure work, shall begin without approval from the DRC. No building, fixture, fence, wall, other structure or improvement of whatever type shall be commenced, erected, or maintained upon the lot, nor shall there by any addition to or change to the exterior of any residence or other structure or improvement upon lot or the landscaping, grading, or drainage thereof, including, painting (except painting with the same color of paint as previously existed) of exterior walls, patio covers and fences, except in compliance with plans and specifications therefore which have been submitted to and approved by the DRC.

The DRC shall have the right to refuse to approve any grading plans or plans and specifications which are not suitable or desirable for aesthetic or other reasons. It shall have the right to take into consideration the harmony of external design and location in relation to surrounding structures and topography and the effect of the improvements as planned on the outlook from adjacent or neighboring lots. No changes or deviations in or from such grading plans and plans and specifications once approved shall be made without the prior written approval of the DRC.

Drainage - There shall be no interference with the established drainage pattern over the property, unless adequate provision is made for proper channeling conforming to County drainage criteria. As used in this Section, "established drainage" is defined as drainage which exists at the time improvement plans are submitted to the DRC. Drainageways shall conform to all State and County legal requirements. (See CC&Rs 12.9)

Preservation of Natural Growth - The natural trees, shrubs, vegetation, plants, and growth of a lot shall be preserved, except for land used for the buildings, structures, driveways, parking areas, recreational facilities, animal enclosures, gardens of the lot and for adequate fire protection and health of the forest. (See CC&Rs 12.16)

2.3 **Drainage**

When submitting documents and plans for deign review, the lot owner must submit a letter from an engineer, specializing in drainage, noting that the drainage for the lot and the improvements to the lot have been considered and addressed in the design plan. The establishment of drainage patterns shall not be disturbed in any manner which may adversely affect any other lot, nor shall any lot owner divert or cause diversion of the surface water from the street adjacent to his/her lot onto any other lot. All surface water shall be left free to its natural flow unless lawfully diverted to a drainage ditch. It is the requirement of the DRC and Board that anytime drainage patterns are being altered that it is done in conjunction with all owners down-slope of the alteration. The DRC may require lot owners to install or establish drainage patterns to direct flow away from road and capital improvements. The provisions of this section shall be subordinate to the Coconino county regulations governing such drainage. (The County is currently supplying a drainage letter. Note this is subject to the County's discretion and may change at any time, if the County doesn't provide then the owner is responsible for providing a drainage letter as stated above.)

2.4 **Excavation Debris – Boulder/Rock Use, Disposal and Placement**

Lot owners to be aware of the challenges of dealing with the rock that exists in and under most land in our community. When preparing a building site, installing utility access, a septic field, etc., owners will most likely encounter a fair amount of rock that has to be excavated. Owners are urged to consider this cost when budgeting for construction within LROA as it can be expensive to have excavation debris rock hauled off. The excavation debris rock/boulders may not be left on the property after construction is finished nor used as a "landscape" feature without DRC approval.

The DRC will consider, on a case by case basis, the use of natural, weathered boulders for landscape features. This use is to be included in the lot's landscape plan and submitted to the DRC for approval. The DRC has the right to refuse the approval of any boulder placement on a property which the DRC deems not suitable or desirable for aesthetic or other reasons. Unapproved use of rock/boulders excavated from lots is not allowed and moving/relocating unapproved rock/boulders can be expensive.

During the design process, consider the following when using boulders in the lot's landscape plan:

- Boulders should be placed so they look like they have been in that place for years.
- "Nesting" the boulders in the ground makes the installation look more natural and is required. Digging a depression to set the boulder in and then backfilling around the boulder tends to create a more natural, visually pleasing look.
- Piles/stacks or straight rows of installed boulders do not enhance the natural landscape and are not encouraged.

- The over-use of boulders, in lieu of having excess boulders removed from the property and the use of sharp edged, drilled out rock (excavation debris) will not be permitted.

2.5 **Access Drives and Roads**

Each lot as accessed from Hattie Green or Quintana may be accessed by a single driveway only. Access drives and roads shall be located to preserve and avoid important natural features, such as large or significant plant materials, drainageways, and rock outcroppings, so as to minimize disruption of the existing landscape. Shared access drives may also be approved. Lot owners' requesting additional access drives are required to submit their request, and their reason for a variance, in writing for review by the DRC and if applicable, the Board of Directors.

2.6 **Transitions/Apron Requirements for Access Drives and Roads**

The paved surface of an access drive shall not exceed 20 feet in width where it crosses the road right-of-way and the front setback of the lot. In an effort to preserve Hattie Green and Quintana, all access shall be hard-surfaced and maintained for a minimum of 16' (sixteen feet) in length and include a culvert underneath. Materials may include: asphalt, concrete (tinted okay), pavers, or stone and are subject to DRC Approval. Driveways and/or parking surfaces may not encroach into any side setback without specific approval of the DRC; some limited encroachment may be considered where unique terrain, vegetation constraints, or limited lot width may warrant. The proposed driving surface is subject to approval by the DRC. A concrete or metal culvert pipe, with a diameter of 18" (eighteen inches) or greater, shall be installed beneath each access driveway, along with transition ends on the pipe. The invert flow line of the culvert pipe shall be aligned and sloped so that the ditch/drainageway water flows will continue smoothly and unimpeded beneath the driveway crossing.

2.7 **Vehicles and Trailers**

a) No motor-driven vehicles of any kind shall make use of any easements or areas set-aside for pedestrian or equestrian use. (See CC&Rs 12.12a)

b) Automobiles and private passenger cars and trucks of the pickup class may be parked in paved or graveled front or side yard of a lot if used as a current operating vehicle for owner(s) or guests. Trucks larger than the pickup class shall not be kept on any lot or street except in a private garage or screened enclosure approved by the DRC. Boats, recreational vehicles, trailers, (other than horse trailers), and vehicles or equipment other than as described above shall be parked only in enclosures or in rear yards screened from view or as approved by the DRC. (See CC&Rs 12.12b)

c) Horse trailers are not required to be enclosed or screened but may not be kept in the paved or graveled front yard or side yard closer to the street than the front wall of the primary residence. (See CC&Rs 12.12c)

d) No motor vehicle which is under repair and not in operating condition shall be placed or permitted to remain on any portion of any lot unless it is within an enclosed garage or structure. (See CC&Rs 12.12d)

2.8 **Utilities**

All utility lines, cables, pipes, and mains shall be placed underground, except for transformer boxes or other equipment which must be maintained at ground level, as per county regulations. All ground water storage tanks, fuel storage or septic tanks shall be placed underground. Above ground water storage tanks may be allowed with DRC approval, proper screening, and by meeting all Coconino County Health and/or Coconino County Building Codes. (See CC&Rs 12.14)

2.9 **Walls and Fencing**

In order to preserve an environment ideal for wildlife, and to enhance the natural beauty of the Lockett Ranches environment, lot perimeter fencing and privacy fencing are strongly discouraged. Chain (coated) link fence may only be used for dog runs of limited size.

Lockett Ranches Perimeter Fencing
The only fencing allowed within setback areas is perimeter fencing along the boundary of any lot abutting on property adjacent to and outside of Lockett Ranches. Such fencing is the responsibility of the property owner, and may be wood, painted metal, v-mesh, plastic, piping, colored plastic covered chain link, barbed wire, or "no barb" wire. (See CC&Rs 12.13)

General Fencing
General Fencing is viewed as an extension of the living space, much like a patio or a deck. The fence must be in contact with the house. The fence must be a 2-rail or 3-rail, natural colored, wood fence no more than 6 feet high. The fence must not extend more than half the distance to the front of the house.
For example, if the width of the house is 40 feet, then the fence may not come any closer than 20 feet from the front of the house. Colored mesh may line the inside of the fence but not extend above the top rail and have no greater than 2 by 3 inch openings. The mesh should blend with the natural surroundings and be wildlife friendly. Please go to Arizona Game and Fish Department (AZGFD.COM) and search for wildlife friendly fencing guidelines for additional information.

The fence may not enclose more than 10 percent of the lot. Fencing is discouraged in the setbacks, but will be reviewed on a case by case basis.

Structural retaining walls should not exceed an above-grade height of six feet. Multiple terraced retaining walls must be utilized where the overall height of retained earth exceeds six feet. Retaining walls must be constructed of an approved finish, such as stone veneer, exposed aggregate, painted stucco, or split-face texture with custom color, so as to blend unobtrusively with its natural surroundings.

Equestrian Fencing
The fence must not encompass the house. Equestrian fencing must not exceed 6 feet in height.

- **Equestrian fencing may not be installed in the minimum setback areas.**

- For lots less than 4 acres, the fence may enclose no more than 50 percent of the lot.
- For lots between 4 and 7 acres, the fence may enclose no more than 60 percent of the lot.
- For lots 7 or more acres, the fence may enclose no more than 75 percent of the lot.

Wood fences may be 3- or 4-rail, natural wood color, woven or V-mesh may be on the inside, but not extending above the fence. Metal Pipe: 3- or 4-rail, 1 5/8 inch, welded, maximum 6 feet high; Welded horse fence with metal pipe posts and welded top rail pipe (1 5/8 inch); Prefabricated, temporary (bolted together) colored metal pipe fencing may be used only inside the primary perimeter equestrian fence. All equestrian electric fencing shall be installed in accordance with county standards.

All equestrian gating must be welded metal piping (1 5/8 inch) and painted to match the fencing and natural surroundings. Welded horse fencing may not be attached to wood split rail fencing.

Dog Runs

Dog runs must be in contact with the house or an out building such as a garage or barn and must be located behind the house or on the side of the house.

Dog runs must not be located any closer than 15 feet from the front of the house. No side of the dog run can exceed 12 feet, and can be no more than 8 feet from the house. Dog Run sizes are based on a standard dog run which is approximately 3 to 6 feet wide and 10 to 15 feet long. Dog runs will be a maximum of 200 square feet. The fence must lie within the setbacks, for example, 50 feet from the front property line and 30 feet from the sides and back property lines.

Dog runs may be coated chain link fence up to 6 feet high. The color must blend with the natural surroundings.

Garden

The fence must be a 2-rail or 3-rail, natural colored, wood fence no more than 6 feet high. Colored mesh including non-galvanized wire mesh may line the inside of the fence but not extend above the top rail and have no greater than 2 by 3 inch openings. No plastic or chicken wire is allowed. The mesh should blend with the natural surroundings and be wildlife friendly. If multiple areas (plantings) are to be fenced then the same type of fence should be used for a uniformity of appearance.

The total area of accumulated fencing may not enclose more than 5 percent of the lot. Any single run of fence can't exceed 200 feet in length but multiple areas on a property are allowed. The fence may not be installed in the minimum setbacks. As an example, 50 feet from the front property line and 30 feet from the sides and back property lines.

Other - tree and new vegetation protection

This is considered as temporary fencing until the vegetation is established. Hog wire of no greater than 2 by 3 inch openings. No plastic or chicken wire is allowed. The mesh should blend with the natural surroundings and be wildlife friendly. If multiple areas (plantings) are to be fenced then the same type of fence should be used for a uniformity of appearance. If other fencing is desired then a plan submittal is required.

2.10 **Firewise Program**

The Association and Board of Directors acknowledges and promotes that the City of Flagstaff Fire Department conduct activities in the Association that includes forest thinning and other fire related education and activities. These activities need to be communicated to the DRC and BOD by the lot owner involved prior to the Fire Department conducting their prescribed work. Control burns and slash pile burns are not permitted. No campfires or construction bonfires shall be permitted at any time. (See CC&Rs 12.11)

Firewise Lot Review Program

After our community's close encounter with the 2019 Museum Fire, the Association and the Lockett Ranches Fire District teamed up to arrange for local Firewise experts to consult with property owners on ways they can mitigate fire risk to their lots and homes. **The Firewise lot reviews are mandatory at the beginning of construction of new homes where choices can be made more easily to minimize fire risks**. These property reviews are to be conducted with the lot owner or owner's representative present and will include a discussion of risk factors involving trees and other vegetation culminating with recommendations from the Firewise representatives for mitigating any identified risks. **The Association requires owners to submit a completed and signed Lockett Ranches Firewise Lot Review Form to the Design Review Committee recognizing that the completed consultation occurred prior to the Final Design Review taking place.** Both the Association and the Fire District strongly urge owners to contact Firewise representatives at any time to review and update their property's fire risk assessment.

2.11 **Outdoor Areas and Items**

Unsightly articles shall not be placed on a lot so as to be visible from neighboring lots. Any item stored in a garage shall not be visible from neighboring lots. Storage piles and equipment shall not be visible from neighboring lots (i.e. windows should be screened). Temporary trash piles shall be permitted where necessary to allow for pick up and disposal services. The Board shall have sole discretion in determining if any activity violates this Section. (See CC&Rs 12.10)

Garbage and trash shall be kept on a lot only in containers of a type, size, and style approved by the Board. No trash, garbage, tree branches, pine needles or like materials shall be burned on any lot.

No radio, television, or other antennas or devices of any kind or nature, or device for the reception or transmission of television, radio, microwave, or other similar signals shall be placed or maintained upon any lot, except in compliance with Association Rules. Current modern technology satellite dishes that are less than 36" in diameter are acceptable. (See CC&Rs 12.21)

No roof mounted or wall mounted mechanical equipment will be permitted. Any exterior mechanical equipment utilized must be ground mounted adjacent to the residence and hidden from view by walls of sufficient height to buffer sound, as well.

No fixtures may be installed on any lot which are visible from the exterior of any lot, including but not limited to solar hot water heaters and electric generating devices, except in compliance with the Association Rules and no reflective materials which would be visible from the exterior of any parcel shall be used on any roof or for any window, door or other purpose except in compliance with the Association Rules. Aesthetically pleasing designs that are incorporated in the primary design of the structure may be permitted with the approval of the DRC. The DRC and Board of Directors encourage the use of solar technology and cooperate with the design process to accommodate its use. (See CC&Rs 12.22)

No portion of any lot visible to the Private Roads or adjacent lots shall be used as a drying area for laundry of any kind, it being the intention hereof that all such facilities shall be screened or fenced. (See CC&Rs 12.23)

2.12 Signage

The DRC prior to the installation must approve address identification signs and monuments.

No sign shall be displayed on any lot without the prior approval of the Board except:

1) A sign required by law or legal proceedings, or
2) A sign as may be used by lot owner in connection with the sale of a lot, or
3) A sign in connection with sale or lease of a lot, **one** "For Sale" or "For Lease" sign per lot which shall not be larger than 4 (four) feet square, or
4) One name and address sign for each lot, or
5) One security contractor sign, not to exceed 2 (two) square feet.

The location and composition of signs referred to in clause 2.10 shall be as set forth in the Design Guidelines or approved by the DRC. All signs shall comply with applicable ordinances. Address numbers are required for each residence. Address numbers shall be reflective and or illuminated, no less than four inches in height and visible to the road. This may require two or more sets of numbers. (See CC&Rs 12.5)

2.13 Lighting

The DRC and Board of Directors recognizes and promotes the policies and standards established by the "Flagstaff Dark Skies Coalition" for Lockett Ranches. (See CCR 12.20).

- No spotlights, flood lights, or other high intensity lights shall be placed or utilized on any lot which in any manner will allow light to be directed or reflected on the adjoining lots, upward, or any part thereof, except as may be expressly permitted by the DRC.
- Outdoor lighting that remains on for extended time periods must be directed downward and/or shielded. Some examples of extended use outdoor lighting include, but are not limited to address lighting, front entry lighting, landscape lighting, house accent lighting, etc.
- Any bulb installed in an exterior light fixture cannot protrude from the bottom portion of the fixture and be visible from any neighboring property.
- Not all exterior light fixtures that are advertised as "dark sky compliant" fit within the Association's guidelines.
- All exterior light fixtures must be approved by the DRC.

2.14 Swimming Pools and Spas

Swimming pools and spas, if any, must be designed as a visual extension of the residence through the use of walls or courtyards and must be shielded from view. All pools and spas must be constructed according to Coconino County regulations.

2.15 Sports Courts

All sports courts will be subject to DRC approval.

2.16 Animals

See CC&Rs 12.6, 12.7 for the restrictions.

2.17 Front Setbacks

There is no structure, access drive, fence, signage, art, gate, or gateway, lighting or monument to be constructed in the setback without DRC approval. This area is to be

preserved in a natural state with deference to all “dark sky” regulations. Any structure in this area must be primarily of malpais no greater than 2.5 feet x 2.5 feet and no greater than 3.5 feet (42”) in total height. Any lighting in the setback must be down lighting illuminating a feature such as dwelling addresses, driveway entrances, or a special feature. An illumination emanating from the structure must be contained within the structure itself, or included in the 2.5’ x 2.5’ x 3.5’ dimensions. No artwork, 2 or 3 dimensional, may be displayed in this setback, including, but not limited to, Winter Holiday decorations and illuminations.

III. ARCHITECTURAL DESIGN GUIDELINES

The following architectural guidelines have evolved in response to climatic and aesthetic considerations at Lockett Ranches. It is the intent of these standards to evoke a sympathetic response to the character of this high forest region, promoting architectural design that is compatible with the natural landscape and is environmentally sound.

3.1 **Size**

It is expected that residences will meet a minimum of 1800 square feet of living area, except and unless there are special circumstances or unique design solutions, which can only be approved by the Board of Directors.

3.2 **Structure Massing**

Massing is the arrangement of three-dimensional building solids that form the exterior of the home. Each structure must be composed of multiple masses with each mass distinguished by a minimum vertical and horizontal offset of 2 feet, and with a change in roof lines that coordinates with the architecture below. At least two distinct masses must be visible from each building elevation. For those structures that are 3,500 square feet or greater, at least three distinct masses must be visible from each building elevation. In all cases, no singular building mass may exceed an average height of 20 feet or a length of 40 feet without an offset or major roof line change. The DRC reserves the right to withhold approval for any proposed structure that appears over-simplified or “boxy.” Excessive or disproportionate blank areas will not be allowed, such as unarticulated wall spaces over garage doors.

To create a pleasing relationship with the surroundings, multiple roof forms and planes are required. Irregular but coordinated combinations of height, massing and ridge directions are encouraged. No single roof plane may exceed 2,000 square feet. All two-story houses must include some main-level roof elements, such as single-level areas or porches. Excessive roof height, especially at entry porches, is discouraged and may be rejected.

3.3 **Outbuildings**

No residential building that is constructed off-site and that requires transportation to any lot, whole or in partial assembly will be permitted without prior written approval. This includes mobile homes, stock modular buildings, or any other structure requiring transportation and set up in a partially completed state. However, structures that are assembled offsite and completely disassembled for transportation, such as log cabins, may be permitted. The aesthetic merits of any such structures are subject to review and approval by the DRC.

(Outbuildings may include Run-ins, Barns, Indoor Arenas, Free-standing Garages, Storage, and Garden Sheds, and Workshops).

All outbuildings shall reflect the architecture, construction, and composition of the dwelling. This is to include roof line and composition, siding, trim, and to stonework. All overhead doors shall co-ordinate with the home. All sliding doors shall co-ordinate with the outbuilding, itself. Entry doors and windows shall reflect the house. All colors shall be consistent with the dwelling.

3.4 **Foundations**

All unfaced visible surfaces of concrete masonry or concrete foundation walls and piers must receive a stucco or mortar-wash finish and shall be painted to blend unobtrusively with adjacent materials and surroundings. Exposed aggregate concrete or textured concrete block with an approved integral or applied color may be considered in lieu of the stucco/mortar wash applique.

Foundation walls must step down with the grade change of sloping sites so that its exposed surface does not exceed a vertical height of five feet above finish grade at its greatest exposure. As an alternative to stepping the top of the foundation, the wall may be faced with siding, in the same plane as the wall surface above, to minimize foundation exposure.

Where the vertical distance from the underside of a ground floor deck structure (along its perimeter edge) exceeds 30 inches above finish grade below, the deck edge must be skirted with siding to screen the cavity beneath the deck. Foundation walls which occur under a skirted deck such that they are no longer visible are exempt from facing requirements stated above.

3.5 **Exterior Materials**

Exterior materials should generally be natural appearing materials that blend and are compatible with the native landscape.

Plywood siding is prohibited unless the applicant can demonstrate to the DRC that the specific proposed application would result in a finished appearance indistinguishable from an individual board siding application.

The use of exposed galvanized metal siding or exposed corrugated fiberglass siding is prohibited.

The aesthetic merits of any combination of exterior materials are subject to review and approval by the DRC in order to maintain the architectural integrity and consistent visual experience of Lockett Ranches.

3.6 **Roofs**

No house or structure will be constructed with a flat roof, and all roofs will have at least a 6/12 slope, except as otherwise approved by the DRC. (See CC&Rs 12.18)

Due to concern for fire hazard, no wood shakes will be allowed without the approval of the DRC.

3.7 **Chimneys and Outdoor Fires**

All fire restrictions established within Coconino County and adjoining Coconino National Forest shall be adhered to by Lockett Ranch parcel owners. Chimneys and outdoor fireplaces must meet Coconino County minimum building requirements. No condition shall be permitted which creates a potential fire safety hazard.
An outdoor wood burning appliance shall meet the following requirements:

- Minimum distance of 10’ from any structure and a non combustible surface underneath and extending 5’ in all directions.
- No overhanging tree branches or roof line within 10’ radius.
- UL listed spark arrester or 1/8” inch metal wire mesh covering.
- All fires shall be extinguished if they become a nuisance to neighboring property.
- Appropriate tools and water shall be immediately available to extinguish embers.

Gas barbeque grills are permitted with a covering. Outdoor fires and charcoal grills will not be permitted once County and/or Forest Service fire restrictions are in place. Individual Lockett Ranches homeowners are personally liable for damages occurring due to negligence or irresponsible fire hazards.

3.8 Exterior Colors

It is the intent of LROA to preserve the appearance of the natural landscape and preclude the use of colors that would appear out of place and, therefore, offensive to the eye.

The color of exterior materials must be subdued to blend with the natural landscape. Earth tones are recommended, although accent colors which are used judiciously and with restraint may be permitted.

DEFINITIONS:

- **Hue:** The perceived color: red, yellow, green, blue, etc.
- **Value:** The brightness or reflectivity of a color.
- **Saturation:** The color intensity, not brightness, but colorfulness.
- **Earth tone:** Any of various rich, warm tones of brown varying from red to yellow in hue that are medium to low in lightness and low to moderate in saturation.
- **LRV:** Light Reflectance Value, the ratio of how much light is reflected from a surface to how much light is striking it. Example: Paint with an LRV of 33 reflects back only a third of the light that hits it.

GUIDELINES:

- **Hues** should be within a range that can reasonably be described as **earth tone** and native to the Flagstaff area.
- **Color Value** should be muted, with a maximum **LRV** of 35 for major wall surfaces with trim colors having an **LRV** between 20 and 50. However, earth tones that tend toward red, yellow or green hues should be even lower in color value and saturation than other, more neutral earth tones.
- Smooth, less textured surfaces such as *Hardi-plank* siding, etc. will generally require lower color values (LRV<30) than more textured surfaces such as rough sawn wood.
- **Low Gloss** finishes should be used on the exterior of the structure.
- **Saturation** or intensity of colors should be generally low conveying only shadings of earth tone.
- **Gray** hues should be distinctly warm in hue.

3.9 Windows and Skylights

The glass of windows and skylights must not be highly reflective, nor may their frames consist of reflective material that is left unfinished. This especially applies to aluminum frames, which must be anodized or finished with baked enamel. (See CC&Rs 12.22) No white frames will be permitted.

3.10 **Garages**

Functional garages for each residence are required, either attached or detached, accommodating at least two automobiles. Carports, in addition to garages, must be approved by the DRC and shall be an integral part of the design.

3.11 **Changes or Additional Construction**

All changes or additions to the approved plans before, during, or after the construction must first be approved by the DRC.

3.12 **Alternative Energy**

The Association encourages, promotes, and permits the use of alternative energy sources. Plans must be submitted and approved by the DRC and or Board of Directors subject to local and federal regulations, restrictions, and aesthetic applications. Aesthetic considerations include blending the equipment into the natural environment with material compatible with the surrounding environment and housing structures with the goal of minimizing the obtrusiveness and overall appearance of the equipment with its surroundings. Considerations shall include visibility of the equipment from neighboring properties. It is preferable to have the equipment incorporated into the primary design of the housing structure(s). In the event that the equipment is located on the ground, screening shall be provided with material(s) compatible with the surrounding environment. Solar panels should be “low Glare” as to not create a nuisance with neighboring properties. When designing your home, please account for future considerations and lot house/orientation for alternative energy.

IV. PROCEDURES FOR DESIGN AND REVIEW

In an effort to save you money, the DRC recommends that preliminary plans and final Plans are approved in writing by the DRC prior to submitting plans to the County.

Applications, plans, and specification documents shall be submitted to the DRC in accordance with the following submittal requirements and review procedures.

There are three types of plan reviews, one for new house build approvals ($300.00 fee), a second for any improvement requiring a county permit (remodel, addition, etc.) ($150.00 fee) and a third for all other types of reviews that do not require a permit from the county is not required (No fee). Plan submittal and review is for your protection and failure to comply can result in fines being assessed by the Board of Directors

At this time the HOA covers the cost of the mailbox post for all owners. The DRC may assess whatever additional reasonable fee the DRC sets in connection with its review of plans and specifications, and may require a deposit for damage to the Private Roads, the Pedestrian and Equestrian Easement, and Entrance Area or other improvements on a lot. (See CCR 11.3.1)

The DRC and Board of Directors requires the lot owner to provide a letter from an engineer speclalizing in drainage issues to address the drainage on a lot (currently the county is providing the letter), with consideration of the proposed improvements when submitting a plan for new construction. The DRC and Board of Directors strongly recommend that a survey be conducted by a licensed specialist to denote and reduce possible problems with a property line dispute, setback issue, or encroachment with an adjoining lot owner.

Note that the submittal requirements to Coconino County building department are more extensive as to structural details and engineering requirements. LROA design submittal requirements are only intended for design approval, not building permit approval.

Firewise Lot Review Program

After our community's close encounter with the 2019 Museum Fire, the Association and the Lockett Ranches Fire District teamed up to arrange for local Firewise experts to consult with property owners on ways they can mitigate fire risk to their lots and homes. **The Firewise lot reviews are mandatory at the beginning of construction of new homes where choices can be made more easily to minimize fire risks**. These property reviews are to be conducted with the lot owner or owner's representative present and will include a discussion of risk factors involving trees and other vegetation culminating with recommendations from the Firewise representatives for mitigating any identified risks. **The Association requires owners to submit a completed and signed Lockett Ranches Firewise Lot Review Form to the Design Review Committee recognizing that the completed consultation occurred prior to the Final Design Review taking place.** Both the Association and the Fire District strongly urge owners to contact Firewise representatives at any time to review and update their property's fire risk assessment.

4.1 **STEP ONE: Submission of Plans for Preliminary Review**

The DRC meets on an "as needed" basis. Please contact the community manager for additional scheduling information. When the preliminary design review is called for, plans that are submitted must include all the following exhibits. No review will commence until the submittal is complete:

1) Plans must be to scale showing the entire property, location of the property in Lockett Ranches (i.e. location within the tract number indicated on Assessor parcel number), location of the proposed building envelope, the residence and all buildings, driveway, parking area, and proposed finished floor elevations.

2) A survey must be to scale by a registered land surveyor or licensed civil engineer showing lot boundaries and dimensions, edge of pavement or road, and utility locations.

3) Floor plans must be to scale showing proposed finished floor elevations.

4) All exterior elevations (scale ¼" or 1/8" = 1'0") showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch, and a preliminary indication of all exterior materials and colors.

5) All setback information and figures clearly delineated and readable.

6) A properly signed and completed Lockett Ranches Plan Review Submittal Application.

7) A design review fee in the amount of $300.00 (three hundred dollars) per residence and accessory buildings. An applicant may not advance to Final Design review unless this fee as been paid in full. This is a one-time fee.

8) The submittal shall contain one set of prints, which shall be retained by the DRC.

4.2 **STEP TWO: The Preliminary Design Review**

The DRC will review the plans and documents, and then respond in writing within 10 days after the review. Comments and corrections are addressed at this time.

Results of reviews can be discussed as a group, consisting of the Design Review Committee and submitting parties.

Any response an owner may wish to make regarding the results of a design review must be addressed to the DRC in writing.

4.3 **STEP THREE: The Final Design Review Submission**

After preliminary approval is obtained from the DRC, the following documents are to be submitted for final review. No review will commence until the submittal is complete:

1) A properly signed and completed Lockett Ranches Plan Review Submittal Application.

2) Site plan, showing the entire property, location of the property in Lockett Ranches (i.e. location within the tract number indicated on Assessor parcel number), location of the building envelope, the residence and all buildings, driveway, parking area, and finished floor elevations, all utility sources and connections, and site walls.

3) Floor plans (scale ¼" = 1'0") or larger) showing finished floor elevations.

4) Roof plan (scale ¼" = 1'0") showing all roof pitches.

5) Building section (scale ¼" = 1'0") showing both existing and proposed grade lines, plate heights, roof pitch and an indication of exterior materials and colors.

6) All exterior elevations (scale ¼" = 1'0") showing both existing and proposed grade lines, plate heights, roof pitch and an indication of exterior materials and colors.

7) On-site staking of all building corners and other improvements, if requested by the DRC.

8) Any and all changes and deviations from the original approved preliminary plans and submittal documents.

9) A detailed Material and Color Board including ALL exterior materials, color selections and LRVs (manufacturer's samples are acceptable). (See CCR 4.4)

10) Manufacturer's depiction (advertisement/specification sheet) of Association-compliant dark sky exterior light fixtures.

11) Any other drawings, materials, and samples requested by the DRC.

12) The lot owner will provide a letter from an engineer addressing the drainage on the lot (currently the county is providing the letter).

13) The lot owner will provide a completed Firewise Lot Review Form recognizing that Firewise consultation has occurred for the lot.

LROA does not guarantee that your lot will have adequate utility taps or that the taps that exist will be in a location that is convenient for your use. The existence of these taps is a contractual issue between the lot owner and the seller.

The submittal shall consist of one set of plans, which shall be retained by the DRC. The review process may be completed in one review if all submitted material is complete and meets all guidelines.

If the lot owner would like a mailbox to be installed within the development for their property, the mailbox must be obtained through the Association and will be installed on an Association-supplied post. The mailbox cost is currently $250.00. Owners are responsible for the maintenance and replacement of mailbox after initial installation.

4.5 **Site Inspection**

As soon as the submission of final plans is complete, a representative of the DRC shall inspect the lot to determine that the conditions as depicted in the final submittal are accurate and complete.

4.6 **Final Design Review**

The DRC will review the plans and respond in writing after a final submittal is complete, as soon as possible.

Results of reviews can be discussed as a group, consisting of the design review committee and submitting parties.

Any response an owner may wish to make regarding the results of a design review must be addressed to the Design Review Committee in writing.

4.7 **Resubmittal of Plans**

In the event of any disapproval by the DRC of either a preliminary or final submittal, a resubmission of plans should follow the same procedure as an original submittal.

4.8 **Commencement of Construction**

Upon receipt of final approval by the DRC, of either a preliminary or a final submittal, the owner can begin construction on the lot in alliance with specified dates and specifications of construction.

4.9 **Enforcement**

The Association or its authorized agents may enter any lot in which a violation of these restrictions exists and may correct such violation at the expense of the Owner of such lot. In addition to, but not in exclusion to its other remedies set forth in the Declaration, the Association shall be empowered to levy fines upon the Owner of such lot for each such violation during the continuance thereof. Such expenses and such fines as may be imposed pursuant to the Fine Violation Schedule, Bylaws, Association Rules and Regulations or Design Guidelines, and shall be a Special Assessment secured by a lien upon such lot enforceable in accordance with the provisions of Section 6 of the CC&Rs and revised Arizona Statute. All remedies described in Section 16 of the CC&Rs and all other rights and remedies available at law or equity shall be available in the event of any breach by any Owner, Member, Occupant or other Person of any provision of Section 12 of the CC&Rs. (See CC&Rs 12.26)

4.10 **Inspections of Work in Progress**

The DRC may inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute approval by the DRC of work in progress or compliance with these development standards. (See CCR 11.6)

4.11 **Subsequent Changes**

Additional construction or other improvements to a residence or lot, or changes during construction or after completion of an approved structure, including landscaping and color modification, must be submitted to the DRC for approval prior to and in writing to making such changes or additions.

4.12 **Final Release**

Upon completion of any residence or other improvement, the owner shall give written notice of completion to the DRC.

Any member or authorized consultant of the DRC, or any authorized officer, Director, employee or agent of the Association, may at any reasonable time enter, without being deemed guilty of trespass, upon any lot after reasonable notice as provided herein to the Owner in order to inspect improvements constructed or being constructed on such lot to ascertain that such improvements have been or are being built in compliance with the Design guidelines and this Declaration. The DRC shall conduct such an inspection within thirty (30) days of the request if necessary. (See CC&Rs 11.6)

4.13 **Approval and Conformity of Plans**

No excavation, fill or other alteration of the topography or drainage of any lot shall begin and no building, fixture, fence, wall or other structure or improvement of whatever type shall be commenced, erected or maintained upon the lot, nor shall there be any addition to or change to the exterior of any residence or other structure or improvement upon a lot or the landscaping, grading, or drainage thereof, including, without limitation, the painting (other than painting with the same color of paint as previously existed) of exterior walls, patio covers and fences, except in compliance with plans and specifications which have been submitted to and approved by the DRC. (See CC&Rs 11.4)

The DRC shall have the right to refuse to approve any grading plans or plans and specifications which are not suitable or desirable, in its sole option, for aesthetic or other reasons. It shall have the right to take into consideration the harmony of external design and location in relation to surrounding structures and topography and the effect of the improvements as planned on the outlook from adjacent or neighboring lots. No changes or deviations in or from approved grading plans, plans, and specifications shall be made without the prior written approval of the DRC.

4.14 **Nonwaiver**

The approval by the DRC of any plans, drawings, or specifications for any work done or proposed shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of the development standards shall not constitute a waiver of same.

4.15 **Additional Powers of the Board**

The Board may promulgate as part of the Design Guidelines such additional architectural and landscape standards, rules, and regulations as it deems to be appropriate and as are not in conflict with this Declaration. Without limiting the generality of the proceeding sentence, the Board of directors may access a fine of up to $5,000.00 to a lot owner for failure to first obtain the required approval from the DRC. (See CCR 11.7) The fact that a fine or fines have been assessed (and collected) does not relieve the lot owner of the responsibility to correct the violation, improve the violation or remove the violation as the DRC and or Board of Directors requires and instructs.

4.16 **Plans Approved for One Year**

Plans approved in writing by the DRC and or Board of Directors shall be deemed approved for exactly one year from that approval date. Lot owners who do not initiate construction within that one year time period will need to resubmit their plans for re-review and approval in writing by the DRC and or Board of Directors. If a lot owner initiates construction on a house, and does not complete the construction, the plan approval does not convey to another lot owner. The new lot owner shall submit the required plans and application for review to the DRC.

V. DESIGN REVIEW COMMITTEE ORGANIZATION

5.1 **Appointments of Design Review Committee**

The Association shall have a Design Review Committee consisting of not less than 3 (three) nor more than 5 (five) persons, as specified from time to time in the Design Guidelines by resolution of the Board of Directors. The Board of Directors shall appoint and or remove all Design Review Committee members. All members are appointed to serve for one year terms. The DRC members shall be appointed at the first Board of Directors meeting directly after the Annual membership meeting of each year. Persons appointed to the Design Review Committee, must be a lot owner or satisfy such other requirements as may be set forth in the Design Guidelines. (See CCR 11.1)

The DRC meets on an “as needed” basis. The Committee shall consist of at least one Board of Directors member, and the Board shall appoint that person the DRC Coordinator, that reports back directly to the Board of Directors as necessary.

5.2 **Appeals**

A decision rendered by the DRC may only be appealed to the Board of Directors. A letter in writing must be submitted by the lot owner to the Association, requesting a hearing by the Board of Directors. Such meeting will be called for as soon as possible. The resulting decision of the Board of Directors is final. From time to time, the DRC and or the Board of Directors may require the hiring of a professional to assist in the decision making process. Such costs for expert advice may become the responsibility of the lot owner.