

Slayton Ranch Estates

Architectural Review Committee

Architectural Design Guidelines

Last Revised November 8th 2005



Slayton Ranch Estates
Home Owners Association
C/O Mark Caro Property Management LLC
323 S. River Run Rd., Ste. 1
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Architectural Review Committee

Architectural Design Guidelines

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Preface

Simplicity, Efficiency and Timely Approval

These Architectural Design Guidelines and Regulations have been created in order to ensure that all improvements at Slayton Ranch Estates preserve a level of architectural desirability and conformity to increase the value of the property for present and future owners.

In accordance with the recorded CC&Rs this document sets forth the design theme, specific architectural requirements and construction compliance regulations. These design guidelines are to be used by all persons who are involved in any building, additions, changes, alteration or remodeling of any property at Slayton Ranch Estates. The Architectural Design Guidelines shall be administered and enforced by the procedures set forth within the CC&Rs.

This document has been adopted by the Architectural Review Committee (ARC) and may be amended from time to time by the ARC. Before submitting plans, it is the responsibility of each Owner, Architect, Builder, Contractor or authorized agent to obtain and review a copy of the most recently revised Architectural Design Guidelines.

Please refer to: <http://www.slaytonranchestates.com/cc&rs.htm> for copies of the Recorded CC&Rs and the most current version of the Architectural Design Guidelines.

All capitalized terms in these Architectural Design Guidelines are defined in Appendix A of this Document.

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Architectural Design Guidelines Overview of Important Requirements

Pursuant to Article II – Use and Restrictions Section of the Slayton Ranch Estates CC&Rs the following checklist is used to ensure compliance with the Architectural Design Guidelines.

- One single-family residence per lot with attached garage with a maximum number of accessory buildings not to exceed two.
- No unconventional home designs such as dome or “A” frame are to be allowed.
- No Modular and/or Mobile Homes are to be allowed. All Primary Dwellings are to be site built.
- Minimum size of Primary Dwelling is 1,600 square feet.
- Location of single-family residence also referred to as Primary Dwelling to meet applicable setback criteria:

Lots Fronting	Front Setback	Side Setback	Rear Setback
Neptune & Slayton Ranch Road	50'	20'	50'
All others	60'	20'	50'

- The Primary Dwelling must be oriented towards the street the driveway is attached to. Notwithstanding the foregoing, Primary Dwellings can be adjusted in orientation for aesthetical or design reasons.
- All exterior paint colors are to be approved color combinations from the Slayton Ranch Estates HOA Color Combination Book.
- All exterior window frames must be tan, bronze or sandstone in color. White window frames are prohibited.
- All reflective materials on roof surfaces and exterior wall surfaces must be painted so as to not reflect light. Typically unpainted vents, flashings and duct work have a reflective metal surface.
- Attached garage with not less than 400 square feet, consistent with the style and construction of the attached dwelling.
- Body of the roof to have a minimum 5/12 pitch roof and maximum 12/12 pitch.
- Any Guest House must be of similar construction and style as the Primary Dwelling, congruent with the Coconino County Building Code.

- HVAC units are not allowed on roof tops. Rather, HVAC units must be hidden from street view on the ground level.

2.0 Architectural Guidelines & Building Development Standards

2.1 Construction Period: Unless otherwise approved by the Committee, Construction shall not exceed 24 months after commencement of clearing on a building site.

2.2 Setbacks: The building envelope on each Lot shall be defined as the area within the following setbacks:

Lots Fronting	Front Setback	Side Setback	Rear Setback
Neptune & Slayton Ranch Road	50'	20'	50'
All others	60'	20'	50'

2.2.1 Setbacks: The front setback shall be measured from the nearest portion of the front property line toward which the entryway of the house faces, and the rear setback shall be measured from the rear of the house to the nearest rear property line.

2.2.2 Drainage Easement Setbacks: Various lots in Slayton Ranch Estates have drainage easements for the drainage system. These easements are utilized to protect engineered drainage ditches and drainage retention areas. These easements are depicted on the Recorded Final Plat. A setback from this easement line to the edge of Primary Dwelling of 25' is required to allow adequate separation.

2.3 Size: Each Dwelling Unit shall contain not less than 1,600 feet of livable, heated space, excluding garage space.

2.4 Building Height: Maximum building height for any Dwelling Unit shall not exceed 35' feet above the existing grade on the property; and, notwithstanding the foregoing; no structure upon any Lot shall exceed pertinent height limitations of the Coconino County Zoning Code.

Note: All Finished Floor Elevations (FFE) must be matched to the individual lot elevation specified on the recorded plat. These elevations are specific to each individual lot.

2.5 Building Materials:

Approved Materials:

- 1. Prefabricated Lap Siding** - Siding with simulated woodgrain.
- 2. Masonry**- brick or stone, log and natural wood.
- 3. Other Materials** - Stucco over masonry block or frame
- 4. Composite Lap Siding** - Hardi Plank

Prohibited Materials:

- 1. Plywood Siding**
- 2. T-111 Siding**
- 3. 4' x 8' Vertical Shear Paneling**
- 4. Corrugated Metal Roofing**
- 5. Wood Shake Roof Shingles**

2.6 Roof Materials. - Pitched roofs shall have a minimum pitch of 5' feet of rise for every 12' feet of run, (5/12) not exceed 12' feet of rise for every 12' feet of run (12/12). "A" frame roof configurations are not to be allowed. Architectural composite asphalt shingle minimum 40 year or 300#, flat concrete tile or slate and a standing seam roof.

1. All roof colors shall be non reflective, earth tones colors as approved by the ARC.
2. Roof Soffits are required to enclose the under portion of the exterior roof line. These Soffits are to be painted to match the exterior of the Primary Dwelling. Soffits may be sloped or horizontal in configuration, as desired by the Builder/Owner
3. Solar panels and roof mounted HVAC are not permitted. Subject to the approval of the Committee, non reflective metal roofing (other than corrugated metal) may be allowed.

2.7 Fences. – Maximum height for a fence is 6’ above grade. Fence layout designs must be approved in writing by the Architectural Review Committee*. A completed Fence Review Submittal Form (*see page 18*) with a detailed site plan (*see page 19*) depicting the location, height, color, type of materials and required setbacks if applicable* must be submitted to the Architectural Review Committee.

A written approval from the Architectural Review Committee must be issued to the applicant prior to the start of any fence installation work.

**Pursuant to Article II and Section 2.01 L of the Slayton Ranch Estates CC&R.*

The following are approved and prohibited materials for fencing purposes.

Approved Fencing Materials:

1. Wooden Split Rail ~ Unlimited Use
2. Metal Pipe Fence ~ Backyard Only
3. Wooden Privacy Fencing ~ Limited Use
4. Barb-less T-Post Fencing ~ Rear and Side Yard Fencing Only

Prohibited Fencing Materials:

1. Chain Link
2. Perimeter Privacy Fencing
3. Picket Fencing
4. Vinyl Fencing

**Prior to the start of any digging work
call Arizona Blue Stake ~ 800 782 5348*



Approved Fencing Materials: Below are photographs with descriptions and associated details for the four different types of approved fencing materials.

1. Wooden Split Rail Fencing: The classic look of natural split rail fencing is ideal for perimeter fencing and decorative fencing purposes. Only unpainted, treated wooden split rail is allowed. An unpainted metal mesh may be affixed to the interior portion of the fence to assist in containing animals. Split rail fencing must not be painted. This type of fence may be used on all sides of the Primary Dwelling.



Sample split rail fence.



Sample split rail fence with interior fastened metal mesh.

2. Metal Pipe Fencing: This equestrian use fencing is permitted only in the backyard areas. Colors allowed are Brown, Green, Grey, Black or Rust Color Tones. An unpainted metal mesh may be affixed to the interior portion of the fence to assist in containing animals.



3. Wooden Privacy Fencing: This material is limited in its use because of its tendency for deterioration in areas of frequent winds like Slayton Ranch Estates. This fencing must be adjacent to the primary dwelling and/or any out building. Metal pipe support structures must remain on the interior side of the fence line so that they are out of sight for neighbors. This type of fencing is ideal for enclosing wood piles and excess belongings.

Privacy fencing must be limited to no more than 150' lineal feet per lot. If adjacent to the Primary Dwelling the following conditions apply: Width of privacy fencing must not be greater than the width of the Primary Dwelling. Depth of privacy fencing must not exceed 30'. Lastly, privacy fencing may only be used in the back of the Primary Dwelling.



4. T-Post Fencing: ~ Rear and Side Yard Fencing Only. If perimeter fencing is desired for over the 900+’ lineal feet of side and rear lot property lines, T-Post Fencing is a desirable and economical type of fence to be used. This type of fencing is not allowed for fencing purposes along the front and/or street side of any lot. T-Post must be grey, green or brown in color. White tops not to exceed 12” are acceptable.



2.8 Equestrian Facilities. – The maximum number of accessory buildings shall be no more than two per lot. The structures shall not exceed 20’ feet above the existing grade.

The structure shall be in reasonable architectural harmony with the Primary Dwelling Unit. Site built structures are strongly encouraged over prefabricated structures. Lighting for all equestrian facilities shall not illuminate or reflect light onto adjacent Lots and shall conform to the Coconino County Lighting Ordinance.

<http://www.co.coconino.az.us/commdevelopment/pdf/Section17.pdf>

Setback Requirements for Equestrian Facilities:

Rear / Side Set Back	20’
Distance from Adjoining Lot Dwellings	100’

2.9 Exterior Appearance and Colors

Only Slayton Ranch Estates Approved Color Combinations may be used for exterior new painting, repainting and/or remodel work. These color combinations are available for review with take home samples at:

Slayton Ranch Estates
Home Owners Association
C/O Mark Caro Property Management LLC
323 S. River Run Rd., Ste. 1
Flagstaff, AZ 86001
Phone: (928) 773-0690
Fax: (928) 773-0766

*All exterior window frames must be tan, bronze or sandstone in color. White window frames are prohibited.

*Exterior doors must be similar in color choice to the color of the Primary Dwelling. White doors are prohibited.

2.10 Driveways and Parking. - For each Primary Dwelling erected, a minimum two car garage attached to the Primary Dwelling. Locating the garage door to face the side yard is encouraged but not required. Additionally, adequate on-site parking for at least two other vehicles is required.

Driveways shall be constructed of approved surface materials, including cinder, gravel, asphalt, concrete, exposed aggregate and specialty pavements. No exposed dirt driveways will be allowed.

Driveways shall be used for construction access and to accommodate guest parking. No street parking is allowed.

Note: All lots with driveway side drainage easements must install a driveway with corrugated metal pipe for drainage purposes. Coconino County requires encroachment permits for establishment and use of residential driveways. For requirements and specifications for this process please contact the Coconino County Community Development Office.

2.11 Guest Facilities – Guest houses must be congruent with the construction technique and architectural theme of the Primary Dwelling.

2.13 Utility Yards. – No equipment storage area shall be permitted except behind walls, in enclosed yards, or screened by landscaping so as not to be openly visible.

2.14 Lighting. – All exterior lighting visible from adjacent lots and common roadways shall be in full conformance with the Coconino County Lighting Ordinance. For further information, please visit:

<http://www.co.coconino.az.us/commdevelopment/pdf/Section17.pdf>

2.15 Mechanical Equipment: All mechanical equipment including HVAC units must be hidden from street view. No rooftop HVAC units to be allowed.

Primary Dwelling Design Review Procedures

3.0 Design Review Process. - Architectural Review applications shall be submitted to:

Slayton Ranch Estates
Home Owners Association
C/O Mark Caro Property Management LLC
323 S. River Run Rd., Ste. 1
Flagstaff, AZ 86001
Phone: (928) 773-0690
Fax: (928) 773-0766

Required Documents:

- A completed ARC application form found on page 16
- 2 Sets of building construction plans with applicable site plan depicting front, side and rear setback criteria signed by Architect or Builder. One set of the plans submitted for review will not be returned to the submitter. The other set of plans will be stamped, if approved and will be returned to the Applicant in order to be submitted for review by Coconino County.
- HVAC exterior system diagrams and utility hookups to be outlined.
- Additionally, a simple driveway diagram indicating locations of culverts and driveway surfacing materials to be used.
- Check made out to: Slayton Ranch Estates HOA in the Amount of \$150.

*Following the receipt of all of the required materials mentioned above for Architectural Review, the 30 calendar day time period will begin. If no response from the Architectural Review Committee to the Applicant has been received after the 30 day time period, approval will not be required and this Article will be deemed to have been fully complied with.

3.1 Approval/Disapproval. – The following outlines the standardized letters that will be mailed to Architectural Review Applicants following the review process. The following letters satisfy the requirement for “written permission of the Architectural Review Committee” as outlined in Article IV of the CC&Rs.

Slayton Ranch Estates
Architectural Review Committee

*Slayton Ranch Estates
Home Owners Association
C/O Mark Caro Property
Management LLC
323 S. River Run Rd., Ste. 1
Flagstaff, AZ 86001
Phone: (928) 773-0690
Fax: (928) 773-0766*

December 15th 2003

Mr. Fred Jones
Acme Builders Inc.
1234 Any Street.
Flagstaff, AZ 86004

sample

RE: Lot 26 8839 E. Neptune Drive ~ Approved

Dear Mr. Jones,

The Slayton Ranch Estates Architectural Review Committee has received your November 30th 2003 submittal for review of your lot at 8839 E. Neptune Drive.

Your plans dated November 15th 2003 from Acme Architects are approved subject to the requirements of the Slayton Ranch Estates CC&R's and Architectural Review Guidelines. Please pickup your approved set of plans that are stamped and ready for submittal to Coconino County. A copy of this letter should also be included with your stamped plans in order for Coconino County to start their review process.

During construction please keep in consideration Section 2.08 Rights of Builders as outlined in the Slayton Ranch Estates CC&R's.

Best Regards,

Architectural Review Committee

Slayton Ranch Estates

Architectural Review Committee

December 15th 2003

Mr. Fred Jones
Acme Builders Inc.
1234 Any Street.
Flagstaff, AZ 86004

*Slayton Ranch Estates
Home Owners Association
C/O Mark Caro Property
Management LLC
323 S. River Run Rd., Ste. 1
Flagstaff, AZ 86001
Phone: (928) 773-0690
Fax: (928) 773-0766*

RE: Lot 26 8839 E. Neptune Drive ~ **Not Approved**

Sample

Dear Mr. Jones,

The Slayton Ranch Estates Architectural Review Comm
November 30th 2003 submittal for review of your lot at 8839 E. Neptune Drive.

Your plans dated November 15th 2003 from Acme Architects are not approved
subject to the requirements of the Slayton Ranch Estates CC&R's and Architectural
Review Guidelines, we have found the following discrepancies.

1. House was set 50' from the edge of Neptune Road and not 50' from the property line as specified in section J of 2.01 Construction and Architectural Restrictions in the recorded CC&Rs.
2. Roof Pitch must be at least 5/12 as specified in section F of 2.01 Construction and Architectural Restrictions in the recorded CC&Rs

After correcting the above discrepancies, please resubmit your plans and ARC form to the address below, with an additional review fee of \$50, check made payable to Slayton Ranch Estates HOA.

**Slayton Ranch Estates
Home Owners Association
C/O Mark Caro Property Management LLC
323 S. River Run Rd., Ste. 1
Flagstaff, AZ 86001**

Best Regards,

Architectural Review Committee

**Slayton Ranch Estates
Architectural Review Committee**

ARC Primary Dwelling Application Form

Lot Number: _____

Lot Address: _____

Submittal Date: _____

Applicant Name: _____

Phone Number of Applicant: _____

Address of Applicant: This is the address the approval/disapproval letter will be sent to

Address of Lot Owner: (If Different Than Above)

Total Livable Square Footage: _____

Front, Rear and Side Setbacks: F: _____ *R:* _____ *S:* _____

Slayton Ranch Estates Paint Color Combination Number: _____

Window Frame Color: _____

Shingle Color: _____

A representative of Mark Caro Property Management shall sign and date below to acknowledge receipt of this submittal. Applicant shall be given a photocopy of this application as receipt for their submittal to Mark Caro Property Management.

Received By: _____ **Dated:** _____

Fence Design Review Procedures

3.0 Design Review Process. -

A completed Fence Review Submittal Form (*see page 18*) and a detailed site plan (*see page 19*) depicting the location, applicable setbacks, height, color, type of materials to be used must be submitted to the Architectural Review Committee and approved in writing prior to any installation.

Fence Design Review applications shall be submitted to:

Slayton Ranch Estates
Home Owners Association
C/O Mark Caro Property Management LLC
323 S. River Run Rd., Ste. 1
Flagstaff, AZ 86001
Phone: (928) 773-0690
Fax: (928) 773-0766

Required Documents:

- 1 Completed ARC Fence Application Form found on Page 18.
- 1 8.5 x 11 Simple Site Plan.
- Check made out to: Slayton Ranch Estates HOA in the Amount of \$50.

3.1 Approval/Disapproval. – A letter outlining the Fence Design approval or disapproval will be mailed to Architectural Review Applicant following the review process.

**Slayton Ranch Estates
Architectural Review Committee**

ARC Fence Review Submittal Form

Lot Number: _____

Lot Address: _____

Submittal Date: _____

Applicant Name: _____

Phone Number of Applicant: _____

Address of Applicant: *This is the address the approval/disapproval letter will be sent to*

Address of Lot Owner: *(If Different Than Above)*

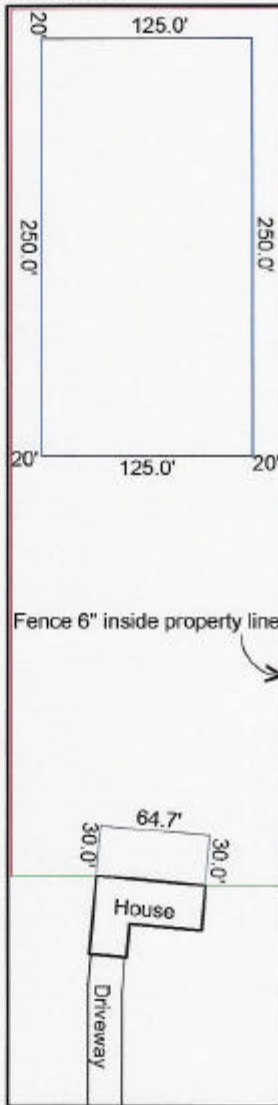
Description of Fence Materials, Colors and Locations:

Please staple the Site Diagram Page to this page. Submittals must include a detailed site diagram with applicable setbacks, materials and colors schedule. A check for \$50 made payable to the Slayton Ranch Estates HOA is required before the review process will begin.



Sample

**Proposed Fence Construction Plans
Lot #32
Slayton Ranch Estates
9566 N. Aldrich Dr.**



Scale 1" = 80'



LEGEND:

- = 4' tall wire mesh fence on 5" cedar and / or metal tee posts
- = 4' tall split rail cedar fence w/ wire mesh attached inside
- = 5' tall steel tubing horse corral fence; brown, green or rust color
- = 6" tall cedar plank privacy fence on round steel posts

Aldrich Dr.

Appendix A – Capitalized Terms Definitions:

Architectural Review Committee (ARC) – Contained within in the Home Owners Association, the committee that collects, reviews and approves in writing the design and material criteria prior to start of construction.

Architectural Design Guidelines and Regulations – The guidelines derived from the recorded CC&Rs.

Builder – Means any owner engaged in the business of constructing Dwelling Units for the purpose of resale in the ordinary course of such person's business.

CC&R's – The declaration of covenants, conditions and restrictions as recorded at the Coconino County Records office.

Dwelling Unit – Shall mean the structure constructed on a lot, designated to be used as a place of residence.

Designated Building Envelope – For Phases 2,3, 4 & 5 The portion of an associated lot where construction of a Dwelling Unit and associated structures is to be commenced.

HOA Color Combination Book – A compilation of 30 + color combinations approved for exterior painting at Slayton Ranch Estates. These neutral, earth tone colors have been selected to compliment the surrounding environment at Slayton Ranch Estates. No other colors are to be allowed for exterior painting purposes.

Lot – shall mean those parcels of real property shown on the recorded subdivision plat.

Primary Dwelling – Shall mean the structure constructed on a lot designated to be used as a place of residence.

Roof Soffits – An enclosure covering the under portion of the exterior roofline.