

Show Low Bluff - Residential Design Guidelines



SHOW LOW BLUFF
Discover your own frontier.

November 2008

Prior to commencing any design work or construction, please refer to all applicable Development, Zoning and/ or Building Codes in effect for the community of Show Low Bluff as administered by The City of Show Low and/ or Navajo County.

SHOW LOW BLUFF DEVELOPMENT CORPORATION
7890 E. McClain Drive, Suite 3
Scottsdale, AZ 85260

Dear Show Low Bluff Property Owner,

Careful thought and planning has gone into the creation of Show Low Bluff as a community designed to integrate architecture, landscape and lifestyle amenities with the beautiful natural environment of the White Mountains. Combining a desire to continue the good work accomplished at Show Low Bluff with our attention to detail has led to the development and distribution of a set of design guidelines for use by our community's property owners. Respect for and adherence to these guidelines will help promote the continued value, aesthetic and functional integrity of this dynamic community.

The Show Low Bluff Residential Guidelines have been developed for single family residential development and are made available to all residential property owners pursuant to the *Declaration of Covenants, Conditions and Restrictions for Show Low Bluff*. These Residential Guidelines are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any improvement, or make any change in the natural or existing surface, drainage or plant life at Show Low Bluff.

Please note that the most recently published Residential Guidelines supersede all previous versions and should be consulted prior to contemplating any work as described above.

These Residential Guidelines are administered and enforced by the Show Low Bluff Architectural Committee. The purpose of the Architectural Committee is to evaluate each proposed design, alteration, addition, etc., for appropriateness to its own lot, to the existing improvements and to the community as a whole. The goal is for the appearance and character of all homes and improvements to harmonize and enhance the natural and manmade surroundings rather than dominate or contrast sharply with them. For this reason, all new construction or any changes to the exterior of an existing residence must be in conformance with these Residential Guidelines and approved by the Architectural Committee.

Along with you, we at Show Low Bluff are committed to ensuring that the quality standards of development for this community are maintained both now and in the future. Should you have any questions about the material found within these Guidelines, please feel free to contact our managing agent.

Show Low Bluff Development Corporation

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SHOW LOW BLUFF RESIDENTIAL GUIDELINES

1. INTRODUCTION

SHOW LOW BLUFF DESIGN PHILOSOPHY

The Show Low Bluff Community has been created with an aesthetic framework in mind that has served to guide the many decisions required to design a lifestyle community as dynamic as ours. We call this design aesthetic the *Mountain Craftsman Style*.

Mountain Craftsman Style is a return to the American tradition of fine craftsmanship and distinctive details, while incorporating functional planning for today's lifestyles. The sense of strength, tradition and attention to detail creates a warm, secure, familiar atmosphere with an emphasis on outdoor living. This style of architecture and design is of an appropriate scale and caters to the human spirit and sense of place, creating a pedestrian-oriented community, with familiar and welcoming features like spacious front porches, diverse facades and, often, detached garages.

Hallmarks of the *Mountain Craftsman Style* are solid construction, a strong visual connection to the site, sturdy porches integral to the houses, wide roof overhangs supported by brackets or beams, and ornamental vents and clerestory windows. Characteristically, residences appear as single-story bungalows with plentiful windows and diverse roof forms, and may also feature dormers and articulated gable ends. The material palette is warm and inviting, with a hand-crafted rather than rustic appearance, and includes stone, stucco, wood, weathered metals, and shingles. A solid masonry foundation anchors the home to the site, with wide steps leading to generous porches formed by substantial pillars. Front doors are very important elements and are often crafted of wood panels with touches of craftsman art glass. Windows are multi-paned in styles evocative of the Arts and Crafts movement. Warmly tinted walls are offset by crisp white trim.

One of the outstanding features of the *Mountain Craftsman Style* is its inherent sense of the human connection. After all, craftsmanship implies not just the resulting object but the connection with the hands that created it. Textures, colors and details; the myriad fine points that explore the unbreakable connection between designer, builder and owner are those elements which touch our emotions and encourage our sense of tradition: comfort, continuity and community.

In these Residential Guidelines, the Architectural Committee intends to support the intent of the *Mountain Craftsman Style*, to establish common design goals and to encourage distinct individual contributions to support its realization. The basic goal is to make and keep Show Low Bluff an exceptional, vibrant and diverse community, living in harmony with its extraordinary natural setting. In pursuit of this goal, the Residential Guidelines contain specific, limited requirements and prohibitions. Subject to those rules, however, the Residential Guidelines place a premium on creativity and diversity.

The *Mountain Craftsman Style* as defined herein is intended to be the predominant but not exclusive architectural style or theme of the Show Low Bluff Community.

ARCHITECTURAL COMMITTEE AND RESIDENTIAL GUIDELINES

The *Declaration of Covenants, Conditions and Restrictions for Show Low Bluff* (the "Covenants") require the Show Low Bluff Community Association to form an architectural committee. The Show Low Bluff Architectural Committee (the "Architectural Committee") has been formed as a result of this requirement. The Covenants provide that no improvements are to be constructed or installed

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in the area subject to the Covenants (the "Project") without the prior written approval of the Architectural Committee.

The Covenants require the Architectural Committee to promulgate architectural design guidelines and standards to use in rendering its decisions. The Architectural Committee has adopted the design guidelines set forth herein, known as the "Show Low Bluff Residential Design Guidelines" (the "Residential Guidelines"). The Architectural Committee retains the authority to modify the Residential Guidelines from time to time. See all attached Appendices, which provide information supplemental to the Residential Guidelines. Design Review Submittals are to be provided to the Architectural Committee in accordance with **Section 4.D. Procedures for Requesting Architectural Committee Approval** and **Section 4.E. Design Review Submittal Forms**.

As the Architectural Committee reviews plans for particular improvements, it will evaluate whether the proposed improvements support the spirit of the *Mountain Craftsman Style* including:

- (A) Integrate and harmonize with the Project's natural setting
- (B) Use and preserve the spectacular views from the Project
- (C) Are compatible with neighboring improvements
- (D) Are in compliance with "Firewise Community" standards
- (E) Are highly functional, of high quality and distinctive in appearance
- (F) Promote community among Project residents
- (G) Preserve and enhance property values through good design
- (H) Exceed standard expectations for warmth, substance and durability

If the Architectural Committee should determine that particular improvements do not adequately satisfy these objectives, it may withhold its approval, even though the plans comply with the specific requirements and prohibitions in the Residential Guidelines.

A written appeal to the Architectural Committee may be made within seven (7) days by the property owner or his representative. The Architectural Committee cannot consider subsequent appeals and its decision will be considered final at that point.

2. RESIDENTIAL DESIGN

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The purpose of the Design Guidelines is to promote neighborly consideration, deal with issues of privacy and ensure consistent architecture which, in turn, will preserve property values, enhance community image and nurture a positive quality of life.

The following guidelines shall apply to all new construction and the construction, installation, addition, alteration, repair, change or replacement of any improvement which would alter the exterior appearance of any single family residential lot or parcel or the improvements located thereon.

The Show Low Bluff Design Guidelines do not supersede the City of Show Low, Navajo County, State of Arizona and/ or Federal building codes, zoning ordinances, development guidelines or other applicable health, life, safety and civil rights requirements as they now exist or may later be modified. Compliance with those codes, ordinances, guidelines or standards is required as a condition of Architectural Committee approval.

While these Guidelines apply to all residents within the Project, the owner of a particular residential lot is ultimately responsible for compliance.

A. New Single-Family Residential Structures

1. Building Form, Materials and Massing

- a. Exterior wall material may be finished with smooth stucco, decorative masonry such as stone, cementitious siding or cementitious shingles to match exterior finishes of the residence. Vinyl, fiberboard, and any finish siding materials not meeting UL Class A fire resistance are prohibited.
- b. Limited use of accent materials may be acceptable. For example, heavily textured stucco is generally unacceptable but may be used on a limited basis as an accent material with Architectural Committee approval.
- c. Colors of all exterior walls are subject to Architectural Committee approval and the approved Show Low Bluff Color Palette for the Project. See **4.A. Colors and Exhibit 1**.
- d. Offset in horizontal and vertical elevations of building facades is encouraged.
- e. Where they may occur, two-story walls will benefit from three dimensional variation and offsets. Large, flat walls are discouraged.
- f. The same or similar building elevations located next to each other or presented in a monotonous or repetitive fashion are prohibited.
- g. In keeping with the principles of the *Mountain Craftsman Style*, all residential designs are encouraged to:
 - i. Include features that articulate smaller scale elements and provoke visual interest.
 - ii. Create spaces and spatial connections that encourage neighborhood interactivity such as covered front porches, plentiful fenestration and open front yards.
 - iii. Reference traditional building forms in shape, proportion, detailing, color, etc.
 - iv. Emphasize the human touch in every aspect of the facades, floor plans, and site development. This will necessarily value designs that favor individualistic

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solutions to standard elements of residential design while working to eliminate a “cookie-cutter” approach to individual residences or entire neighborhoods.

2. Building Heights

- a. Heights are subject to City of Show Low zoning, building and development codes and ordinances.
- b. Single-story residences are generally preferred, but two-story structures may be permitted, subject to Architectural Committee approval.
- c. The Architectural Committee may prohibit any structure appearing excessive in height.
- d. Variety in building heights - both individually per residence and throughout a neighborhood - is encouraged.
- e. The Architectural Committee may prohibit the use of too many buildings of two story height in the same area.
- f. Basements are not counted as a story if more than half of the enclosing perimeter wall area is below grade. Basements must meet the applicable I.B.C. definition in order to not be counted as a floor or “story”.
- g. Attics are not counted as a story.

3. Roofs

- a. Permitted roofing materials include standing seam metal, stamped metal, Class A laminated fiberglass dimensional shingles or slate shingles. Other roofing materials may be considered by the Architectural Committee.
- b. Prohibited roofing materials include wood shingles, vinyl shingles, clay or concrete tile, and any roofing material not meeting UL Class A fire resistance or UL 90 mph wind rating.
- c. Dormers are the preferred method for the introduction of high daylight to interior spaces without windows. Skylights are discouraged because of their detrimental influence on dark skies but are allowed on flat roof areas but should not be visible above the parapet. Skylights may be installed on sloping roofs where not visible from the street or other public areas. Skylights should be flat or low-domed and all of the same color with flashings matching the roof color.
- d. All roof accessories should be finished to match the roof color.
- e. Within neighborhoods, major roof planes should have similar pitches between 4:12 and 10:12.
- f. Eave overhangs should be at a minimum of 18" measured from the exterior finished wall surface.
- g. While gutters and/or scuppers are not generally permitted, if deemed necessary they must be architecturally integrated with the proposed structure and may not direct drainage in any way which will increase the flow of water to neighboring properties. Where installed, gutters should be protected from damage through the use of snow guards, recessed gutters, etc.
- h. Principal roof forms shall be symmetrical gables or hipped, however, a variety of traditional roof forms are encouraged. Mansard roofs are prohibited.
- i. Use of flat roofs is discouraged however, where they may be necessary, a minimum 24" height parapet above the highest point of the roof will be required.
- j. Roof scuppers integral to the building design are acceptable where flat roofs and parapets occur.
- k. Exterior chimneys may be finished with stucco, decorative masonry such as stone or cementitious siding to match exterior finishes of the residence.

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- I. Second floor view decks may be approved by the Architectural Committee if the deck does not impose a loss of privacy for adjacent homes.
4. Doors and Windows
 - a. Permitted door and window materials include wood, fiberglass, aluminum-clad wood, and aluminum. Vinyl is prohibited.
 - b. All doors and windows shall be recessed and not mounted flush with the exterior wall.
 - c. Large sheets of glass, picture windows, narrow-stile arcadia-type doors, etc., are prohibited. Smaller panes or divisions of glass are in keeping with the *Mountain Craftsman Style*.
 - d. Doors and windows shall have dual pane insulated glazing with true or simulated divided lites where used. The Architectural Committee must approve all doors and windows before installation.
 - e. Mirrored, colored or reflective glass is prohibited, however, this is not intended to prohibit the use of stained glass windows.
 - f. Exterior shade screens on windows are prohibited.
 - g. No exposed metal including wrought iron is permitted on doors or windows with the exception of security gates or doors which may be installed only with approval from the Architectural Committee. Such gates or doors shall be modest in ornamentation, designed to be compatible with the *Mountain Craftsman Style*, colored to be complementary to the residence and should be as unobtrusive as possible.
 - h. Gated or barred windows, other than windows directly incorporated with doors, are not permitted.
 - i. Front doors and hardware should make an entry statement of quality, substance and durability, and be compatible with the *Mountain Craftsman Style*,
 - j. Colors of doors and windows are encouraged to be differentiated from but complementary to the principal house color. The color of door and window trim however should be white.

5. Architectural Lighting

Preserving the dark sky of this region is of utmost importance to the Architectural Committee. As such, architectural lighting will be carefully reviewed.

- a. Generally, exterior lighting fixtures shall be kept to a minimum, are to be used primarily for security and safety purposes and are not intended to be used for full-time general area lighting.
- b. Architectural Committee approval is required of exterior lighting plans.
- c. Lights which are intended to illuminate a general area for temporary recreational purposes may be permitted upon Architectural Committee approval. These fixtures should not be used past ten o'clock in the evening (10:00 p.m.) and are subject to the other requirements of this section.
- d. All lighting fixtures must be shielded in such a manner as to completely conceal the lamp from view of all areas outside the residential parcel on which it is located.
- e. All lighting fixtures must control and direct the light from the lamp downward in such a manner as to not allow light to fall outside the property line of the residential parcel on which it is located.
- f. All lighting fixtures must be integrated with the architecture of the residence in that the fixture should be recessed, placed under eaves, mounted behind columns or otherwise located in a fashion seen as intentional and not randomly placed in ways which calls attention to their presence.
- g. All lighting fixtures must be integrated with the architecture of the Project in that the fixture, if visible, must be in keeping with the *Mountain Craftsman Style*.

- h. Front and side porch lights are encouraged, as are lights at garage doors. Individual fixtures shall not support lamps whose combined total power output exceeds 100 watts.
- i. Mercury vapor, low and high pressure sodium lamps are prohibited.
- j. No colored bulbs are permitted, except during holiday seasons.
- k. Exterior lights shall be mounted a maximum of 12 feet high, and preferably on building surfaces.

B. Additions to Existing Structures

- 1. Building Form, Materials and Massing
 - a. See requirements under **A. New Single-Family Residential Structures, 1. Building Form and Massing.**
 - b. Additions should be sympathetic and compatible with existing building forms, massing, structure, detailing, color and materials.
 - c. Additions should be designed and executed such that little or no difference is seen between old and new. A successful addition appears to have been constructed at the same time as the original structure.
 - d. Generally, additions are subordinate to the original structure in terms of elemental and overall massing. If an addition exceeds the mass of the original structure, care must be taken to integrate the old and new successfully.
- 2. Building Heights
 - a. See requirements under **A. New Single-Family Residential Structures, 2. Building Heights.**
 - b. Additions should be sympathetic and compatible with existing heights.
 - c. Generally, additions are subordinate to the original structure in terms of height. If an addition exceeds the height of the original structure, care must be taken to integrate the old and new successfully.
- 3. Roofs
 - a. See requirements under **A. New Single-Family Residential Structures, 3. Roofs.**
 - b. Additions should be sympathetic and compatible with existing roof forms, structure, detailing, slope, color and materials.
- 4. Doors and Windows
 - a. See requirements under **A. New Single-Family Residential Structures, 4. Doors and Windows.**
 - b. Additions should be sympathetic and compatible with existing doors and windows.
- 5. Awnings, Canopies and Patio Covers
 - a. Awnings, canopies, and patio covers shall be modest in ornamentation, designed to be compatible with the *Mountain Craftsman Style* and should be seen as complementary to the main residence. In no way should these structures compete with the residence for attention by virtue of excessive detail, finishes, colors, etc. Rather, these structures shall be architecturally integrated with the design of the residence in construction, detail, proportion, style, finish and color.
 - b. Fabric awnings and canopies should have a minimum five-year guarantee. The property owner or his representative shall provide evidence of this as a part of the submittal for approval by the Architectural Committee.

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- c. Awnings and canopies should be a complementary color to the exterior. Stripes, patterns or bright and contrasting colors are not permitted. All awning placement, design, patterns and colors shall be approved by the Architectural Committee.
- d. Discoloration or disrepair will require prompt replacement or removal.
- e. Canopies and patio covers with trellis may have translucent clear (not colored) flat (not corrugated) fiberglass on top of the shade trellis as long as it is not visible at the perimeter, and is sloped ½" per foot or less.

6. Other Building Features

- a. Sun porches and enclosed patios may be submitted for Architectural Committee approval following careful evaluation of the quality of the design and construction and conformance with Show Low Bluff design standards.

C. Garages, Guest Houses and Other Outbuildings

1. Building Form, Materials and Massing

- a. See requirements under **A. New Single-Family Residential Structures, 1. Building Form and Massing.**
- b. Garages, Guest Houses and other Outbuildings should be sympathetic and compatible with existing building forms, massing, structure, detailing, color and materials.
- c. Outbuildings should be designed and executed such that little or no difference is seen between old and new. A successful Outbuilding appears to have been constructed at the same time as the original structure.
- d. Generally, outbuildings are subordinate to the original structure in terms of elemental and overall massing. If an outbuilding exceeds the mass of the original structure, care must be taken to integrate the old and new successfully.
- e. Storage areas or storage sheds where permitted should be screened from view from the street, neighboring lots and public areas.
- f. Garages or screening structures for recreational vehicles shall not be prohibited however each such improvement shall be submitted to the Architectural Committee on a case by case basis and reviewed by the Committee with attention to the specific condition of the application.

2. Building Heights

- a. See requirements under **A. New Single-Family Residential Structures, 2. Building Heights.**
- b. Garages, Guest Houses and other Outbuildings should be sympathetic and compatible with existing heights.
- c. Generally, outbuildings are subordinate to the original residential structure in terms of height. If an outbuilding exceeds the height of the original structure, care must be taken to integrate the old and new successfully.

3. Roofs

- a. See requirements under **A. New Single-Family Residential Structures, 3. Roofs.**
- b. Garages, Guest Houses and other Outbuildings should be compatible and sympathetic with existing roof forms, structure, detailing, slope, color and materials.

4. Doors and Windows

- a. See requirements under **A. New Single-Family Residential Structures, 4. Doors and Windows.**

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- b. All Garage, Guest House and Outbuilding designs should be sympathetic and compatible with doors and windows found on the main residence.
 - c. Garage doors should be recessed a minimum of 8".
 - d. Garage doors should be a minimum of 9'-0" wide.
 - e. Maximum door height shall be 8'-0".
 - f. No more than three (3) garage doors shall be permitted.
5. Gazebos, Ramadas and Pergolas
- a. Detached Gazebos, Ramadas and Pergolas shall be modest in ornamentation, designed to be compatible with the *Mountain Craftsman Style* and should be seen as complementary to the main residence. In no way should these structures compete with the residence for attention by virtue of excessive detail, finishes, colors, etc. Rather, these structures shall be architecturally integrated with the design of the residence in construction, detail, proportion, style, finish and color.
 - b. Roofing shall match that of the residence in color and quality. Pergolas with exposed structure (trellises) are subject to Architectural Committee approval. Gazebos, ramadas, and pergolas with shade trellis may have translucent clear (not colored) flat (not corrugated) fiberglass on top of the trellis as long as it is not visible at the perimeter, and is sloped ½" per foot or less.
 - c. Structures shall be located at least 5' from property lines and are not to exceed 12' in height above adjacent grade.
 - d. The use of landscaping to screen these structures from adjacent residential parcels is strongly recommended.
 - e. Structures shall also take acoustic screening and light screening into consideration.
6. Garages
- a. Carports shall be prohibited and garages shall consist of a fully enclosed parking area. This shall not serve to prohibit a porte-cochere attached to the house.
 - b. Garages are preferred to be located at the back of the property or substantially set back from the front elevation of the house. Corner lots or end lots may have special considerations for access. Lots with steep grades or lots abutting parks, natural areas or open space may also merit special consideration.
 - c. Side entry, variety of offset in entry elevation or garage entries which are not parallel to the street orientation are encouraged.
 - d. Garages shall be designed and used as automobile storage and not be converted into living space without prior Architectural Committee approval, and then only as a feature of the original construction of the house.
 - e. RV garages shall be permitted based on a case by case review of the specific circumstances of the application.
7. Driveways
- a. Driveways shall not be expanded from their original size.
 - b. The driveway shall be a minimum 7' wide.
 - c. Ribbon driveways are acceptable.
 - d. Only one driveway intersection with adjacent street is permitted per home. Circular drives or secondary drives to detached garages may be permitted with prior Architectural Committee approval.
 - e. Driveways shall be constructed of durable materials (i.e. concrete, unit pavers, etc.), stabilized aggregate materials (i.e. decomposed granite) may be used with prior approval of the Architectural Committee.

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D. Fences and Walls

Within the community of Show Low Bluff, property line fences and walls are discouraged. However, if walls or fences are desired to create enclosure for outdoor living (children, domestic pets, etc.), the following guidelines should be considered:

1. If property line or other site walls are desired, shall not exceed four (4) feet in height above adjacent grade. Taller walls or fences may be permitted with prior approval from the Architectural Committee.
2. Within the community, transparent or "view" fencing is preferred over solid walls. Transparent fencing may be constructed of chain link, wire mesh, wrought iron, wood, vinyl picket or other durable material subject to height restrictions. Permitted finishes include galvanized, rusted, weathered, powder coated or painted, or other pre-approved finish. Other hardscape fence accents such as rock or columns may be acceptable. Wire mesh shall be secured to the inside face of fencing materials and colored to match.
3. Solid site or lot walls may be constructed of wood (recycled or new), engineered wood, smooth stucco over masonry, brick, decorative masonry, stone or other materials subject to prior approval by the Architectural Committee. Masonry fences must be a minimum of 8" wide.
4. No structure or improvement of any kind, whether referenced by these Architectural Guidelines or not, may be attached to site or lot walls.
5. Fence and wall finishes must follow grade along the entire length of the run. In cases of steep grades stepping of the fence or wall may be allowed.
6. Low (maximum height not to exceed three feet above grade) fences may be permitted in the front yard subject to Architectural Committee review and approval.
7. Masonry or stucco yard walls shall be painted to complement the residence.

E. Signage

1. Address identification shall be consistent with the graphic theme for the Project.
2. Address identification shall comply with local Fire Department regulations.
3. No signage detached from the house is permitted.
4. All signage, including temporary signage, is to be approved by the Architectural Committee.

F. Other Detached Structures or Elements

1. Flagpoles
 - a. Prior approval of the Architectural Committee is required for the construction or installation of flagpoles or other structures necessary for the display of flags.
 - b. Requests for approval shall include location, color, finish, materials, provision for grounding and foundation/ attachment details of the flagpole or other structure.
 - c. Pole-mounted lighting is not permitted. Requests for flag pole approval shall include lighting plans, if applicable.
 - d. Not more than one (1) flagpole may be installed per residential parcel.
 - e. Flagpoles are limited to a single pole, the height of which is measured from the lowest adjacent natural grade to the top of the pole or finial. The maximum height of the pole shall be 20' or the distance from the base of the flagpole measured

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perpendicular to the nearest property line, whichever is less. Height of the flagpole includes any ornamentation, finial or other feature at the top of the pole.

- f. Flagpoles must be of an appropriate diameter to be rigid, stable, safe and reasonably proportioned to the height. Provide adequate foundation/ attachment at the base to ensure safe use.
 - g. The maximum size of a flag shall be no greater than 4 feet by 6 feet.
 - h. Flags may be flown or displayed in any manner permitted by and consistent with the Federal Flag Code. Only the American flag, the Arizona flag, or the flag of a sovereign American Indian Nation may be displayed.
 - i. Only one (1) flag of the United States of America, plus one (1) flag of the State of Arizona or one (1) flag of a sovereign American Indian Nation may be flown at a time, except on Memorial Day, Flag Day, and July 4th, Labor Day, Veteran's Day, September 11th or on a special day of remembrance for a family member or friend. Flags flown on the excepted days shall be removed no later than sunset of the following day.
 - j. Seasonal flags or other such informal or casual flags may be flown, except when the flag of the United States of America or the State of Arizona is being flown or displayed. Seasonal or other flags may only be flown from house-mounted brackets.
 - k. Flags and flagpoles must be maintained in good, safe and operational condition.
2. Mechanical, Communications and Electrical Equipment
- a. All mechanical equipment shall be visually screened from adjacent residential properties.
 - b. All mechanical equipment should be acoustically screened to reduce excessive noise created by such equipment.
 - c. Transformer pads or switch pads should be not more than 6" above adjacent finished grade or as permissible by the utility.
 - d. Pads should be flush with adjoining walkways.
 - e. Colors of switch and transformer cabinets shall be as approved by the Architectural Committee, as permissible by the utility.
 - f. Transformers, electrical switchgear, cable boxes, etc., should be screened with landscaping to the maximum extent permissible by the utility.
 - g. No roof mounted mechanical, communications or electrical devices are permissible where visible from the street or other public areas. Sensitivity and consideration should be extended to neighbors also, with respect to their view of any such devices. These prohibited devices include but are not limited to antennas, towers, microwave equipment, satellite dishes, etc., whether for reception, transmission or both.
3. Sports and Play Equipment
- a. The preferred location for basketball goals or backboards is toward the rear of the property and not in front yards or along driveways forward of the front façade of the residence. Backboards shall be clear tempered glass or colored to be compatible with the residence. Driveways shall remain as provided during the original construction for access to garages only and shall not be expanded to accommodate sports or play equipment.
 - b. Swing sets and play structures: No swing sets or other play structures shall be placed or constructed on any lot without the prior written approval of the Architectural Committee (including, without limitation, approval as to appearance and location).
 - c. No part of any structure shall exceed 12' in height.
 - d. Raised decks or platforms shall not exceed 6' above adjacent grade. Color shall be compatible with the color of the residence.

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- e. All sports and play structures including trampolines shall be a minimum of 10' from property lines. The Architectural Committee may approve variances based on specific circumstances. However, application and approval is required.
 - f. All sports and play structures shall be maintained so as to present a neat and clean appearance.
 - g. Screening with appropriate landscaping and thorough consideration for all neighbors is required.
 - h. To protect the dark sky of the region, sports equipment may not be lighted.
4. Ornamentation and Art
- a. Driftwood, covered wagons, animal skulls, gas pumps, wagon wheels, wildlife sculpture, lawn jockeys, birdbaths, pink or otherwise colored flamingos, gnomes, water fountains, hitchin' posts, colored rock, old tractors, Egyptian, Greek or Roman statuary, Tiki gods, up-ended Cadillacs and other such yard-sized tchotchkes and bric-a-brac are prohibited in front yards or other highly visible locations. In the backyard though, as long as no one can see any of it, knock yourself out.
 - b. Design and colors on walkways and driveways other than normal concrete surfacing shall be approved by the Architectural Committee in advance of construction.
 - c. Seasonal displays are permitted during traditional holiday periods. These periods will be determined on a year-by-year basis by the community leadership.
 - d. Works of art, sculpture or ornamentation are subject to these Design Guidelines including height and setback requirements. Such works shall not be constructed of reflective materials or illuminated in a manner inconsistent with the Design Guidelines.
 - e. If ornamentation, artwork or sculpture is being considered which will be visible in whole or in part from any neighboring property prior approval by the Architectural Committee is required.
 - f. Private settings for art, visible only by the owners of the lot upon which it is located, are encouraged. Any semi-public art or art visible by other than the owners of the lot upon which it is located will be considered on a lot by lot basis.
5. Outdoor, Free-Standing Fireplaces and Firepits
- a. Fireplaces and firepits should be designed with sincere regard to the adjacent property relationship. Material, texture and colors should match the residence.
 - b. Generally, the greater the setback from yard walls the higher the acceptable chimney can be. If the fireplace is integrated with the yard wall the Committee recommends that the chimney not exceed 2' over the wall height.
 - c. Setbacks are to be measured at the base of the structure.
 - d. Maximum fireplace height is limited to 8 feet, including chimney.
 - e. Fireplaces which are an integral part of other, larger structures such as cabanas or ramadas may exceed eight (8) feet in height subject to the Committee's approval.

3. SITE DEVELOPMENT & LANDSCAPE

SITE DEVELOPMENT & LANDSCAPE PHILOSOPHY

Site Development and landscape design guidelines and standards for the community have been created for residential neighborhoods and residents to:

- ensure appropriate utility connections
- educate and inform residents on the value of indigenous plants
- create continuity within the community
- maintain property values within the neighborhoods
- be sensitive to water conservation issues
- be sensitive to wildfire concerns for the region
- promote preservation or reuse of on-site native plants

SITE DEVELOPMENT STANDARDS

A. Utilities

a. Fiber to the home

- i. As part of the construction of the house on each Lot, Buyer shall install a communications line to and a connection box on the house in accordance with the requirements and specification of the operator of the fiber optic network for the Project so that the homeowner can make connection with such network.

b. Natural Gas

- i. As part of the construction of the house on each Lot, Buyer shall install natural gas pipes in the dwelling unit and stub natural gas fixtures for at least the stove, clothing dryer, water heater and furnace.

LANDSCAPE DESIGN STANDARDS AND REQUIREMENTS

Preservation of the undisturbed natural landscape with individual yards is highly encouraged. However, if a more “traditional” landscape appearance is desired, residents may submit a landscape plan with the Compliance Worksheet form for review and approval of the Architectural Committee. Requirements for “traditional” residential landscapes in Show Low Bluff are as follows:

A. Front Yards

Front Yard Design Requirements for Lots Up to and Including 12,000 Square Feet. The Front yard area is defined as the total area amount of the front yard from the back of sidewalk to the face of the house less the area allotted for hardscape (i.e.: driveways, walks, etc.), undisturbed natural areas and/or turf grass.

a. Trees

- i. The home builder or buyer shall provide and install a minimum of one large tree (36” box, 2.5” caliper minimum) and one small tree (15 gallon minimum) per yard or, alternatively, two 24” (1.5” caliper minimum) box trees per yard from **Exhibit 2: Recommended Plant List**. For lots larger than 100-feet wide, two small trees (15 gallon minimum) are required in addition to the other requirements herein.
- ii. No substitutions for new trees, such as shrubs, are permitted, except that an existing, living, healthy tree greater than the required size may be substituted for a new tree at the discretion of the Architectural Committee.

b. Shrubs

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- i. The home builder or buyer shall provide a minimum of one (1) five gallon shrub, grass or groundcover per 200 square feet of front yard.
 - ii. Utilize shrubs to create 'foundation' planting adjacent to the residence. This provides a transition between the home and the ground plane. Shrubs may also be used to provide a good backdrop for ground cover and accents.
- c. Ground Cover Plants
- i. In addition to b. above, the home builder or owner shall provide a minimum of one (1) one gallon shrub, grass or ground cover per 100 square feet of front yard.
 - ii. Install ground cover in small groups of three or more similar plants to create the most desirable design composition. Random, scattered, free standing planting is not recommended. Ground cover is best used as a foreground material to provide color adjacent to walks or entrances.
 - iii. All areas of disturbed earth that are unpaved, non-turf and not planted with ground cover shall be topped with 2" of decomposed granite of an approved color (size of granite may vary), bark chips, shredded wood or other mulch material approved by the Architectural Committee.
- d. Turf. Home builders or buyers may use grass in the front yard subject to the following restrictions:

B. Turf Guidelines

Turf grass is considered a high water use plant. As such, the economical and functional use of turf will be encouraged in all locations. Turf grass will be allowed in the front yard of all homes within Show Low Bluff subject to the following guidelines:

- a. For lots less than 12,000 square feet in area, there is no restriction on the amount of turf permitted in the front yard.
- b. For lots larger than 12,000 square feet, the maximum turf area shall not exceed 30% of the total front landscape area for lots
- c. Turf must be a minimum of eight (8) feet in width to minimize irrigation over spray.
- d. Turf must be setback a minimum of 5-feet from public sidewalks and/or street curb to minimize irrigation overspray and careless water use.
- e. Turf must be maintained in a neat, weed-free condition at all times.
- f. Turf must be irrigated by an automatic underground irrigation system.
- g. Turf area must be defined with a concrete or masonry border (4" minimum width).
- h. Artificial turf will not be permitted with visible portions of the front yard.

Turf grass will not be regulated within private, enclosed areas of the home site. Homeowner's will be encouraged to use water consuming plants such as turf in a responsible manner.

C. Rear and Side Yard Requirements

- a. Rear and Side yards may be improved in any manner that suits the lifestyle of the owner, subject to the satisfaction of these Architectural Guidelines and the approval of the Architectural Committee.
- b. For any rear yard with a view fence, wherever located, the Architectural Committee reserves the right to comment upon and require changes to the landscape plan or installation. The Committee will concern itself with the view fence remaining unobstructed, matters similar to those expressed in any part of these Guidelines pertaining to view lots and a general maintenance of standards established within the Project.
- c. Minimum setback from all property lines is 5' for all structures.

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- d. Maximum height of any improvement at the minimum 5' setback shall be 18" above the top of the nearest yard wall. Heights greater than 18" above the yard wall are permitted provided that an additional one-foot setback is provided for each additional foot of elevation over 18" above the nearest yard wall. Maximum allowable height under any circumstances is 12', which is measured from the lowest at-grade finished floor elevation of the residence.
- e. Maximum permitted raised planter height is 2' above lowest finished floor elevation of the residence.
- f. Raised pool decks, spas, other hardscape items and all other features shall not exceed 2-feet above the existing grade of the lot.

View Lots and Lots adjacent to Public Recreational Areas or Amenities (Hiking Trails, Parks, Water Features, Bluffs, etc.)

- a. These guidelines are a supplement to the other requirements herein. View lots are not necessarily subject to the same limitations which may apply to other residential parcels.
- b. Where a rear or side yard is contiguous to a bluff, park, hiking trail, or water, a landscape plan for the rear and/or side yard shall be submitted for Architectural Committee review and approval.
- c. No visual or audio features which create distractions are permitted.
- d. Residential use contiguous to public use areas necessitates some potential hazards and nuisances. Residential design should consider these hazards (such as frequent sports activities) and nuisances (such as maintenance equipment or tournament activity).
- e. No enhanced protection such as nets, high walls or landscaping of excessive heights is permitted in these locations.
- f. Features which in the opinion of the Architectural Committee appear unsightly or unattractive as viewed from the public areas may be prohibited. Specifically, storage sheds and storage areas which might otherwise be permitted, but are unacceptable as viewed from public areas, may not be permitted.

D. Lots in Excess of 12,000 Square Feet

Lots larger than 12,000 square feet in area are subject to the following:

- a. Landscape plans should be consistent with the conditions of this Section shall be submitted to the Architectural Committee for separate specific review and approval.
- b. The Committee will consider natural areas in addition to or in lieu of the requirements of this Section.

E. Site Grading

Landscape grading for aesthetic purposes will be encouraged and shall complement the contours found in the surrounding landscape. Slopes must be gently rounded with varying side slopes, with a maximum allowable slope of 3:1. Grading shall be accomplished without creating sharp transitions or unnatural shapes. All proposed grading shall blend subtly with the adjacent terrain. Landscape grading must also be accomplished without interrupting established drainage elements such as natural wash corridors or drainage easements.

Cut and fill slopes created as a result of site grading for infrastructure, homes, lots, driveways or other site design elements will be required to be mitigated and enhanced with landscape materials and grading techniques consistent with the techniques described above.

Retaining walls, when necessary, shall be as low as is practical and only as wide or long as practical. The surface of the retaining wall shall be surfaced in a manner approved in

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advance by the Architectural Committee. Stones or natural materials from the site or nearby areas are the preferred surface material.

F. Surface Ground Cover (Inert)

In visible landscape areas within the residential neighborhoods, use of local, on-site top soil / surface rock will be required for non-turf grass areas. The owner can stockpile material during construction for reuse during landscape installation. If use of on-site native rock is not feasible, imported rock that closely matches the color, size and texture of the existing must be reviewed and approved by the master developer.

Within non-visible private areas of the lot, the homebuilder, homeowner and/or landscape designer should use a natural colored, indigenous rock. White, green and/or other “unnatural” colors of decomposed granite will not be permitted.

G. Boulders

Other materials may be used to create a naturalistic environment including boulders. Use of boulders in the landscape is subject to the following requirements:

- a. Boulders must be representative of the existing boulders and surface rock found in the immediate area.
- b. Use of surface select boulders (2' minimum diameter, 4' maximum diameter), placed approximately 1/3 below ground to create a natural appearance.
- c. Boulders should be integrated in mounding and grading.

H. Permanent Landscape Lighting

The night sky views in the White Mountains are a significant amenity to residents of Show Low Bluff. Therefore, all lighting will be carefully regulated to provide safety and visibility. Landscape lighting will be allowed in the community subject to the following criteria:

- a. Landscape lighting shall be low-voltage only.
- b. Landscape lighting must be controlled with an electric clock or photo-cell device.
- c. All light sources must be shielded from view; unshielded up-lighting is not permitted in single family residential applications.
- d. All wiring for light fixtures must be buried below grade per the manufacture's requirements.
- e. Controller equipment must be located in a discrete location or screened from view from the street or adjacent property.
- f. Colored light bulbs, lens, or reflectors will not permitted.

I. Pools, Fountains and Other Water Features

In individual single family residential applications, visible displays of water such as negative edge pools, waterfalls or fountains will be discouraged. Such water features that are screened with courtyard walls or other means may be approved by the master developer. Fountains and water features may be installed in rear yards and in front courtyards only and shall be limited in height. The design of such features must be compatible with the architectural character of the residence. Other conditions include:

- a. Spas should be designed with the privacy of the occupants in mind and, if it is necessary to construct the spa above grade, the water surface elevation should not be greater than 3-feet above adjacent natural grade or deck.
- b. No draining of pools onto adjacent property, washes or open space is permitted.
- c. Swimming pools must be securely fenced and screened and conform to City of Show Low or other applicable regulations. This may require the installation of special hardware on fence gates and exterior doors and openings of the residence or other outbuildings.

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- d. Pool decks should be no closer than 3-feet from property walls with landscaping between the decks and walls.
- e. All pool equipment should be screened from view from streets and/or adjoining properties. Pool equipment screening should also be designed to mitigate noise.
- f. Slides and diving boards or other accessories in public view are prohibited.

J. Hardscape Areas

Custom designed hardscape elements such as sidewalks, patios and pool decks are encouraged in the community subject to the following criteria:

- a. Material and color of proposed hardscape elements should be compatible with and complement the architectural character of the home.
- b. Where practical, material, color and texture of the hardscape elements should minimize solar reflectivity.

K. Drainage

Landscaping, filling or rerouting of existing natural washes or drainage easements may result in flooding, erosion or other undesirable situations. Therefore, disturbance to any natural wash corridor or designated drainage easement on or adjacent to a lot or parcel must be approved by the master developer.

If a wash is situated in a location where it can not be maintained, the home owner or landscape designer shall indicate the manner in which the storm-water is to be redirected or managed. The site plan shall indicate appropriate engineering and an aesthetic means of integrating the proposed solution into the site.

L. Natural Areas

Numerous common areas throughout Show Low Bluff have been preserved in an undisturbed, natural condition. Every effort to maintain these areas in an undisturbed condition is required. If a natural area is unnecessarily destroyed during construction, the area will be required to be restored to a natural condition.

M. Irrigation

All newly installed plant material shall be watered with an automatic underground irrigation system. Irrigation systems should be designed to accommodate a temporary watering schedule for any native plants installed within the landscape. Specific watering schedules should be dictated by plant needs, seasonal conditions and weather. Low water use plants will be encouraged by the master developer to minimize irrigation water use.

N. Time Limits for Landscape Installation

- a. Landscaping of all front yards is required of the builder or the initial buyer of each home as an element of the initial construction. Within 30 days after the recording of ownership and generally within 30 days of first occupancy, complete front yard landscaping and irrigation systems are required to be installed.
- b. Landscaping of all side and rear yards is required of the builder or the initial buyer of each home as an element of the initial construction. Within 60 days after the recording of ownership and generally within 60 days of first occupancy, complete rear and side yard landscaping and irrigation systems are required to be installed.
- c. These guidelines for time periods are strongly recommended and enforced. However, some builders may impose other time periods as a condition of sale. Under these circumstances, the Architectural Committee shall be notified of the extended time periods and under no circumstances shall the time periods exceed those stipulated in the Covenants.

O. Landscape Materials

- a. The Committee's submittal requirements include a *Landscape Compliance Worksheet*. If the Committee does not provide a prepared "residential landscape design review checklist" for completion, the builder shall still demonstrate compliance with the Design Guidelines by providing a plan summary itemizing the calculated number of required plants and the actual number of plants.
- b. The Architectural Committee recommends the use of plants that meet the goals and objectives of the Arizona Municipal Water Users Association and also the Firewise Communities. All landscape materials are subject to Architectural Committee approval.
- c. The Architectural Committee has not developed a closed list of landscape materials for use in the single-family residential portions of the Project. In order to allow a reasonable freedom of expression, lists of Recommended Landscape Materials and Prohibited Landscape Materials have been developed. See ***Exhibit 2: Recommended Plant List***, and also ***Exhibit 3: Prohibited Plant and Landscape Materials List*** in the ***Appendix***.
- d. Use of indigenous materials is encouraged. Preferably, native plants should be preserved in place or, if necessary, carefully relocated.
- e. Visible irrigation equipment such as controllers, valves or other plumbing above ground, shall be painted to match the home or other appropriate color. Screening of the equipment is also encouraged.
- f. Use of underground drip irrigation systems and drought tolerant landscaping is encouraged.
- g. In order to meet the stated goals, the following materials are discouraged from use within the Project:
 - Plants known to be high pollen producing
 - Plants known to be high water use
 - Sub-surface polyethylene sheeting
 - River run rock
 - Highly flammable mulches such as pine bark or pine needles

P. RECOMMENDED PLANT LIST

The primary objective of the preliminary plant list is to encourage residents and developers of Show Low Bluff to utilize indigenous and other low water use plants appropriate for the locale. See ***Exhibit 2: Recommended Plant List***.

Q. PROHIBITED LANDSCAPE MATERIALS LIST

A list of prohibited plants and other landscape materials may be prepared to eliminate materials deemed inappropriate for use in the community. The materials will be prohibited based on aesthetics, water use, pollen production, invasive growth habits, etc. See ***Exhibit 3: Prohibited Plant and Landscape Materials List***.

R. PROTECTED PLANT LIST

Specific plants indigenous to the site and region are an important feature of the community and therefore will be required to be protected during construction. A specific list of protected plants will be prepared with more detailed planning. Other City ordinances may also dictate preservation of local species.

4. ADMINISTRATION & OTHER REQUIREMENTS

A. Colors

1. Approved Color Palette
 - a. Colors are intended to be warm and classic tones in keeping with the *Mountain Craftsman Style*.
 - b. Blocks of houses, each of the same color schemes, are prohibited.
 - c. Variety in the coloring of houses is encouraged. Subject to the Show Low Bluff Color Palette and Architectural Committee approval, variety of coloring in trim, roofing and other exterior expressions on each individual residence is also encouraged.
2. An Approved Color Palette for each area within the Project is attached as **Exhibit 1, Show Low Bluff Color Palette**.

B. Miscellaneous Provisions

1. Owners are responsible for the conduct and behavior of their agents and contractors.
 - a. Changing oil on any construction vehicle or equipment on the site is prohibited.
 - b. Concrete suppliers, plasterers, painters or any other subcontractors cleaning their equipment on-site in other than a designated area is prohibited.
 - c. Contractors may not use or travel over any recreational area.
 - d. It is recommended that neighboring property owners be advised of the proposed construction including the time period of the project and hours of construction activity.
 - e. Construction / Hours of Operation for Commercial Contractors:

	Summer	Winter
Monday – Friday	6:00 a.m. – 6:00 p.m.	7:00 a.m. – 5:00 p.m.
Saturday	7:00 a.m. – 3:00 p.m.	
Sunday	Not Permitted	

2. Garbage and trash containers should only be visible on the day of collection or the eve of the day of collection otherwise they must be screened and/or stored behind walls.

C. Environmental Issues

1. Water conservation measures are encouraged. Some examples of these might include the use of low flow plumbing fixtures, drought tolerant landscaping, pool covers to reduce evaporation and limited turf areas.

2. Alternative Energy Devices

The use of alternative energy devices (AED's) is applauded as a positive response to the many threats to our environment. However, it is true that the tasteful integration of these technologies into any structure is frequently a significant challenge. This is especially the case when working within an aesthetic environment that places an emphasis on hand-made construction and generally eschew the slick, the modern and the high-tech. For these reasons, and subject to all conditions as set forth in the Covenants, the Architectural Committee will require a comprehensive submittal for each technology planned by the property owner prior to installation of any alternative energy devices.

Several common alternative energy devices that may be anticipated include:

- a. Solar Hot Water Heater (panel)
- b. Photovoltaic Generator (panelized array)
- c. Ground-Source Heat Pump (well field)
- d. Wind Powered Generators (pole-mounted turbine)
- e. Pool Blanket

Each of these technologies presents its own sort of aesthetic challenge for the Project and will require different approaches to their successful and acceptable implementation. Some general guidelines might include the following:

- a. Roof mounted AED's shall match the roof color. Devices shall be integrated into the roof design and mounted directly to the roof plane where possible and shall not break the roof ridge line.
- b. AED's shall not be visible from streets or public areas, and shall be screened from neighboring property.
- c. The structure, frame, plumbing, wiring, conduit, controllers, motors, generators, etc. will be painted to match the surface to which it is attached.
- d. All AED's must be maintained in good, safe and operational condition. If they should become no longer operational, they shall be repaired, replaced or completely removed by the property owner within a period not to exceed sixty (60) days following last use. Whatever evidence of their installation (staining, discoloration of roofing, holes, etc.) that may remain visible to adjacent residential properties, streets or public areas must be removed within that same period of time.

D. Procedures for Requesting Architectural Committee Approval

- 1. A pre-application conference is strongly encouraged. An architect or designer is encouraged to accompany the owner/applicant at the pre-application conference.
- 2. Preliminary plan submittal. The Architectural Committee shall respond at the meeting or within one week of the meeting to all issues raised by the application.
- 3. Final document submittal. Any complete submittal not approved or disapproved by the Architectural Committee within 30 days from the submittal shall be deemed to have been approved.
- 4. Inspections. Course of construction inspection may be required.
- 5. Submittal Requirements.
 - a. **Show Low Bluff Community Association Request for Approval** form, completed and signed.
 - b. Supporting documents as required to describe the proposed project, including as applicable:
 - i. Site Plan, drawn to scale. Site plan should include all relevant information including topography, property lines, buildings or other structures, existing vegetation, etc.
 - ii. Floor plans and elevations,
 - iii. Specifications including all exterior colors and materials.
 - iv. Landscape plans including a **Show Low Bluff Community Association Landscape Compliance Worksheet**. Use of the Architectural Committee's *Compliance Worksheet* is required. Plans must be accurately scaled with plant key, project address and location, scale, north arrow, etc.

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- v. Lighting plans. Builders of more than one home may wish to submit typical plans for the homes they wish to build. In such a case, a plan for the overall massing and siting of the homes may be permitted in lieu of individual lot plans.
- c. Application Fee. The current application fee is \$0.00.
- d. It is the policy of the Architectural Committee that if applications are submitted in substantial conformance with most Residential Guidelines, at the Committee's sole discretion, given extenuating circumstances, some specific Residential Guidelines may be altered, waived or interpreted to meet the intent, goals and objective of the Residential Guidelines. If plans are specifically approved in writing by the Architectural Committee and those plans contain features which do not conform to the Residential Guidelines, then those non-conforming features shall be construed to be approved by the Architectural Committee.

All permanent records of the Architectural Committee shall be kept at the primary business address of Show Low Bluff or its designated agent.

E. Design Review Submittal Forms

The two required submittal forms, the ***Show Low Bluff Community Association Request for Approval*** and the ***Show Low Bluff Community Association Landscape Compliance Worksheet*** are included as Appendix D and Appendix E.

5. APPENDIX

- A. EXHIBIT 1: Show Low Bluff Color Palette
- B. EXHIBIT 2: Recommended Plant List
- C. EXHIBIT 3: Prohibited Plant and Landscape Materials List
- D. Show Low Bluff Community Association - Request For Approval
- E. Show Low Bluff Community Association - Landscape Compliance Worksheet
- F. Contact Information

Show Low Bluff Development and Architectural Committee
7890 E. McClain Drive, Suite 3
Scottsdale, AZ 85260
T (480) 998-7232
F (480) 998-3996
sfmbroker@aol.com

G. Helpful Links

- Firewise Communities: www.firewise.org
- Show Low Bluff: www.showlowbluff.com
- City of Show Low: www.ci.show-low.az.us
- Navajo County: www.co.navajo.az.us

SHOW LOW BLUFF RESIDENTIAL GUIDELINES

EXHIBIT 2 - RECOMMENDED PLANT LIST

The Show Low Bluff native plant palette is a unique blend of desert species mixed with mountainous trees and shrubs. Because of its location right along the bluff with frequent elevation changes and numerous drainage areas or creek beds, Show Low Bluff's on site native plant material has adapted well to the soil and weather conditions of the area. The types of plants have naturally diversified. This provides for a wide selection of native plant material that can be found on site.

The goal of Show Low Bluff is to harmonize the existing environment with the new landscapes by restoring the natural vegetation rather than replacing it. Another primary objective for new landscaping is to utilize low water use plants appropriate to the locale. New landscapes should blend naturally with the surrounding environment to make it appear as though the community has maintained a symbiotic relationship with the native landscape for quite some time. By avoiding an "imported" appearance to new landscapes, the theme of Show Low Bluff is maintained.

The recommended plant list below is important in establishing and maintaining the theme of Show Low Bluff. Deviation from Exhibit 2 will be subject to review while deviation from Exhibit 3 will be strictly prohibited.

EXHIBIT 2 – RECOMMENDED PLANT LIST

Trees.

- <i>Abies concolor</i>	White Fir	- <i>Abies procera</i>	Noble Fir
- <i>Acer negundo</i>	Box Elder	- <i>Acer rubrum</i>	Red Maple
- <i>Acer saccharinum</i>	Silver Maple	- <i>Calocedrus decurrens</i>	Incense Cedar
- <i>Cedrus a. 'Glauca'</i>	Blue Atlas Cedar	- <i>Cedrus deodara</i>	Deodar Cedar
- <i>Cupressus arizonica</i>	Arizona Cypress	- <i>Cupressocyparis leylandii</i>	Leyland Cypress
- <i>Juniperus depeana</i>	Alligator Juniper	- <i>Juniperus monosperma</i>	One Seed Juniper
- <i>Juniperus osteosperma</i>	Utah Juniper	- <i>Picea pungens</i>	Blue Spruce Varieties
- <i>Pinus aristata</i>	Bristlecone Pine	- <i>Pinus edulis</i>	Pinon Pine
- <i>Pinus nigra</i>	Austrian Pine	- <i>Pinus ponderosa</i>	Ponderosa Pine
- <i>Populus tremuloides</i>	Quaking Aspen	- <i>Pseudotsuga menziesii</i>	Douglas Fir
- <i>Quercus gambelii</i>	Gambel Oak	- <i>Quercus palustris</i>	Pin Oak
- <i>Quercus rubra</i>	Red Oak	- <i>Quercus virginiana</i>	Live Oak

Shrubs and Groundcovers.

- <i>Arctostaphylos</i> spp.	Manzanita Varieties	- <i>Caryopteris clandonensis</i>	Blue Mist
- <i>Cercocarpus montanus</i>	Mountain Mahogany	- <i>Chrysothamnus</i> n.	Gray Rabbitbrush
- <i>Cornus stolonifera</i>	Red or Yellow Dogwood	- <i>Cowania mexicana</i>	Cliff Rose
- <i>Fallugia paradoxa</i>	Apache Plume	- <i>Forestiera neomexicana</i>	New Mexican Privet
- <i>Hedra Helix</i>	English Ivy	- <i>Hesperaloe parviflora</i>	Red Yucca
- <i>Mahonia aquifolium</i>	Oregon Grape	- <i>Mahonia repens</i>	Creeping Mahonia
- <i>Nolina microcarpa</i>	Bear Grass	- <i>Opuntia</i> spp.	Prickly Pear Varieties
- <i>Opuntia whipplei</i>	Native Cholla	- <i>Parthenocissus</i> q.	Virginia Creeper
- <i>Pyracantha</i> spp.	Firethorn	- <i>Quercus turbinella</i>	Scrub Oak
- <i>Rhus aromatica</i>	Grow Low Sumac	- <i>Rhus glabra</i>	Smooth Sumac
- <i>Rhus trilobata</i>	Three-Leaf Sumac	- <i>Robinia neomexicana</i>	Desert Locust
- <i>Salix exigua</i>	Coyote Willow	- <i>Spartium junceum</i>	Spanish Broom
- <i>Vitis arizonica</i>	Canyon Grape	- <i>Yucca</i> spp.	Yucca varieties

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Grasses and Perennials.

- Achillea millefolium	Western Yarrow	- Aristida spp.	Threeawn varieties
- Bouteloua spp.	Grama varieties	- Convolvulus tricolor	Dwarf Morning Glory
- Coreopsis grandiflora	Common Tickseed	- Ericameria laricifolia	Turpentine Bush
- Gaura lindheimeri	Gaura	- Kiphofia uvaria	Red Hot Poker
- Melampodium l.	Blackfoot Daisy	- Muhlenbergia rigens	Deer Grass
- Penstemon spp.	Penstemon varieties	- Ratibida columnifera	Mexican Hat
- Rudbeckia spp.	Black Eyed Susan Variety	- Rubus leucodermis	Western Raspberry
-Tridens flavus	Purple Top		

Although many of the above plants may not be native to the area, they each help to establish the native theme of Show Low Bluff. Plants desired for use that are not on this list will be subject to review. Future updates to this list may follow.

EXHIBIT 3 - PROHIBITED PLANT AND LANDSCAPE MATERIALS LIST

Prohibited Plants: None

Other Prohibited Materials: None

SHOW LOW BLUFF RESIDENTIAL GUIDELINES

SHOW LOW BLUFF COMMUNITY ASSOCIATION - REQUEST FOR APPROVAL

Name	
Address	
City State Zip	
Phone:	
Phase No.:	Lot Number:
Work to be performed by:	
Phone:	

Please provide a description of the request in detail; sufficient to describe the proposed request; use additional pages as necessary. Please provide drawings, photographs, type of materials to be used, color(s), dimensions of improvement and location on lot. Two sets of plans should be submitted. Landscape plans should include a completed *Landscape Compliance Worksheet*.

The homeowner agrees to maintain the improvement if approval is granted by the Architectural Committee. The homeowner further agrees to comply with all city, county and state laws and to obtain all necessary permits.

Homeowner Signature	Date
---------------------	------

Below for Architectural Committee use only

The request as submitted above is:

_____Approved _____Disapproved _____Approved subject to the following conditions:

Show Low Bluff Architectural Committee Signature	Date
--	------

Submit Form to:

Show Low Bluff Development and Architectural Committee
7890 E. McClain Drive, Suite 3
Scottsdale, AZ 85260

T: (480) 998-7232
F: (480) 998-3996
E: sfmbroker@aol.com

SHOW LOW BLUFF RESIDENTIAL GUIDELINES

**SHOW LOW BLUFF COMMUNITY ASSOCIATION
LANDSCAPE COMPLIANCE WORKSHEET**

Preservation of the undisturbed natural landscape with individual yards is highly encouraged. However, if a more "traditional" landscape appearance is desired, residents may submit a landscape plan with this application form for review and approval of the Architectural Committee.

Name	
Address	
City / State / Zip	
Phone:	
Phase No.:	Lot Number:
Work to be performed by:	
Phone No.:	

Please provide a landscape plan, drawn to scale that includes any and all site improvements (existing and proposed) including plant legend. Two sets of plans should be submitted with this *Landscape Compliance Worksheet*.

TOTAL FRONT YARD LANDSCAPE AREA: _____square feet (S.F.) Front Yard is defined as any part of the front yard visible from the street and neighboring properties that is not hard surface (driveways, walks, etc.), turf grass and/or undisturbed natural landscaping.

Front Yard Requirements (minimum):

Plant Type	Size Required	Quantity Required	Quantity Provided
Large Tree	36" box, 2.5" caliper	1	
Small Tree	15 gallon	1*	
Trees – Two 24" box trees may be an acceptable substitute for the large and small trees listed above. Also, See Section 3. A. a. ii.			
Shrubs	5 gallon	1:200 S.F.	
Accent Plants (Requested, not required)	5 gallon	1:200 S.F.	
Ground Cover	1 gallon	1:100 S.F.	

* Note: Lots larger than 100-feet in width are required to provide two (2) small trees in addition to the other requirements herein.

For lots larger than 12,000 s.f. in area, the maximum allowable turf in the visible front yard is 30% of the landscape area. Provide evidence that the proposed plan complies with this requirement:

Front Yard Turf (for lots larger than 12,000 s.f.):

Total Front Yard Landscape Area (square feet):	
Maximum 30% Turf <u>Allowed</u> (square feet):	
Actual Turf <u>Proposed</u> (square feet):	

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