

**MESQUITE RANCH
COMMUNITY ASSOCIATION
COMMON PROJECT
GUIDELINES**

**As adopted by the Mesquite Ranch Homeowners Association
Design Review Committee and by the
Association Board of Directors on February 1, 2002.**

Amended on April 1, 2007

**This document is subject to revision and may be amended or supplemented
from time to time. To ensure that you have the most recent edition, please
contact the Association management representative,
A Different Association Management, LLC
520-624-1206**

Revision Date 04/01/07

**MESQUITE RANCH DESIGN GUIDELINES
FOR COMMON PROJECTS FOR PRODUCTION RESIDENCES**

These Design Guidelines for Common Projects for Production Residences (DG) have been promulgated, pursuant to Article IV of the Master Declaration of Covenants, Conditions and Restrictions for Mesquite Ranch (the CC&Rs), first recorded at Docket 11639, Page 3886 in the office of the Pima County Recorder, Pima County, Arizona, and as may be amended or supplemented from time to time. The Design Guidelines are binding upon each Owner, Builder-Developer, or other person who, at any time, constructs, reconstructs, refinishes, alters or maintains any Improvement upon a Lot, or makes any change in the natural or existing surface, drainage, or plant life thereof. The Design Guidelines are administered and enforced by the Design Review Committee (DC) in accordance with the Declaration and the procedures herein and therein set forth.

It should be noted that all residential communities within Mesquite Ranch will be governed by two versions of the Design Guidelines, one for production home builders, the other for homeowners as they modify or add to the Improvements installed by the production home builder. The versions are as follows:

- A. Common Project Guidelines, which are intended to outline the design review process and related design standards for a homeowner's common projects. Typically, these projects are undertaken at some point after the Builder-Developer's original construction has been completed (THIS DOCUMENT).
- B. Design Guidelines for Builder-Developer Production Residences, which are intended to outline the design review process and related design standards that apply to all original construction within the various Mesquite Ranch production communities.

Both of the Design Guidelines documents outlined above were developed as separate and distinct documents. Only the Design Guidelines for Common Homeowner Projects are contained in this particular document. The other document is not included in this version, but is available as a separate and distinct document. Any particular version of the Design Guidelines may be amended from time to time in an effort to enhance Mesquite Ranch. It is the responsibility of each Owner or other person to obtain and review a copy of the applicable and most recently revised Design Guidelines document that addresses his, her or its needs.

Please note that in an effort to provide an easily read document, certain terms that appear in this document have been capitalized. Definitions for those terms are given in the CC&Rs. If you are unsure of a term's exact interpretation, please refer to the Definitions section of the CC&Rs, which is available from the Management Company.

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1. Mesquite Ranch Philosophy

Mesquite Ranch, a master planned community within the City of Tucson, Pima County, is located near the base of the Rincon Mountains. Mesquite Ranch is unique because of its rich contrasts in topography and the abundance and variety of typical Sonoran desert plant and animal life.

The overall intent for Mesquite Ranch is to create a self-sufficient master planned community set respectfully into the natural desert. Upon completion, it will likely include a full range of residential choices, and both natural and developed open space. Mesquite Ranch is envisioned and planned to respect its natural desert and mountain setting. Development will strive to preserve and enhance the natural setting of this unique location.

Design standards and restrictions have been developed to implement this vision. Minimum standards of design provide direction to an Owner in the development (planning, design, and construction) of his/her particular project to ensure compatibility with the particular existing production home community and the overall Mesquite Ranch context. The purpose of the Design Guidelines for Common Homeowner Projects (Design Guidelines) is to provide an overall framework for quality development and to create a cohesive overall community appearance at Mesquite Ranch, which is reinforced from one section of the community to another. The Design Review Committee (DRC) will encourage creativity in design, innovative use of materials, and unique methods of construction so long as the final result is consistent with overall intent and vision at Mesquite Ranch.

2. Overview of Design Review Process

In order to assist each Owner in the development (planning, design, and construction) of his/her particular project, an easy-to-understand design review process has been established pursuant to these Design Guidelines. The process provides an opportunity to the Owner to draw upon the expertise and knowledge which has been acquired during the planning and development of Mesquite Ranch. The preservation and enhancement of a particular existing production home community's character, within the overall Mesquite Ranch context, is an important principle that the DRC is charged with ensuring and carrying out development.

By way of a practical reminder, any and all modifications, alterations, additions, or changes to the original scope, construction, or Improvements of any production residence must be submitted to, and approved by, the DRC prior to the construction or implementation of such contemplated work.

Please refer to Section 4, Design Review Process and Submittal Requirements, which outlines specific information and criteria dealing with all project submittals.

3. Common Project Design Standards

3.1 Lighting

The following are common lighting projects:

- (1) Accent lighting
- (2) Security/motion lighting
- (3) Flood lighting
- (4) Pole mounted lamp/light
- (5) Wall/safety mounted lamp/light
- (6) Holiday lighting

3.1a Submittal requirements for lighting projects (needed for DRC review)

Layout shows placement/location of lights, direction and elevation of illumination, color of lights, wattage of each light, type of lighting, height of pole-mounted fixture, duration of usage for each light, whether lighting is continuous/automatic (on timers) or intermittent (triggered by switches or motion detectors). Holiday lighting does not require a specific submittal and approval, providing such lighting is consistent with 3.1c(5) below.

3.1b General guidelines (expected approved uses) for lighting projects

In general, other than for reasons of safety, the Association advocates the use of lighting at a minimum level. Accent lighting can be used for landscape illumination, safety lighting of pathways, sidewalks, and pools. Security/motion, flood, pole/wall lamp/light can be used to highlight areas and create safety enhancements. Holiday lighting, as with holiday decorations is to be used in consistency with the timing and theme of the holiday. Illumination of lighting should be directed on homeowner's own property and away from neighboring property. Actual wattage, bulb color, shielding of lighting, and illumination pattern to be reviewed and considered on a submittal basis, and may require post-installation inspection to determine if the intensity of the lighting meets the community standard of low intensity/low usage level.

3.1c Specific approval conditions, exclusions, etc. for lighting projects:

- (1) Accent malibu-type lighting: in only one color (white preferred), not exceeding 18 watts per bulb. Accent/mini lighting strung in/on and around patios, eaves, porches, trees, plants, shrubs, cactus must be approved in advance, unless for seasonal or singular events.
- (2) Security motion detectors are to be installed with illumination directed at owner's property and should shut off approximately 5 minutes after triggering.
- (3) Flood illumination is to be directed at owner's property, away from neighboring property (gazebos, ramadas, recreation areas, trees, cactus, and ornamentation), actual wattage and quantity of flood lighting will be reviewed with submittal.

- (4) Pole-mounted lamp/light with pole painted black or painted to match color of house, not to exceed 6' in height, with illumination directed at the owner's property, away from neighboring property.
- (5) Holiday lighting can be installed 30 days prior to the recognized holiday and it must be removed within 30 days after the holiday associated with the lighting (recognized holidays includes New Year's Day, Easter, Memorial Day, 4th of July, Labor Day, Halloween, Thanksgiving Day, and the Christmas season).

Structural Additions

The following are common Structural addition projects:

- (1) Ramadas
- (2) Gazebos
- (3) Sheds
- (4) Detached Structures
- (5) Patio (porch)
- (6) Patio (porch)
- (7) House Expansions
- (8) Outdoor Fireplaces

Submittal Requirements

Design layout with structural specifications, noting the following (at a minimum): type of material, dimensions (width, height, length) of structure, color sample of structure, lighting installation, relationship to existing house structure, location of structure on property, pictorial or photo of proposed structure, if available. House expansion requires a set of floor plans (elevation drawings).

General Requirements

In general, the Association reviews structural addition plans for architectural consistency within the community. The Association encourages Owners who are planning any of these projects to consider minimizing neighboring property interference (views, color clashes, lighting).

3.24 Specific approval conditions, exclusions, etc. for Structural additions

- (1) Attached Structural additions require the material and color selection to closely match the architectural construction of the existing house structure. This could include a matching of the existing house roof form and material.
- (2) All Structural additions that exceed six feet in height (except for outdoor fireplaces) must maintain a five-foot setback to any adjacent side property line and a ten foot setback to any adjacent rear property line. Any freestanding structural additions must maintain a ten-foot separation to the main house structure. Further, all structural additions must also comply with the Pima County standards.
- (3) For appropriate color selection, refer to Section 3.6 Paint Colors.
- (4) For lighting specifications, see Section 3.1 Lighting.

(5) Sheds may not exceed 7 ½ feet and must be constructed of a “Rubbermaid-like” material (natural color or color of house) or constructed with the same material of the home (stucco, paint, & tile roof). You must submit documentation which demonstrates neighbor approval with your DRC submittal as well as a color sample. For purposes of this guideline “neighbor” is defined as anyone with whom you share a common wall. Sheds may be placed in the rear yard only and may be placed directly against the wall. If you choose to have a shed placed in the back of your side yard, it must not be visible from the street and may not exceed the height of the wall. Sheds that are constructed of metal or wood are specifically prohibited.

(6) Outdoor fireplaces must meet all of the following criteria:

- a. The visible portion above any wall cannot exceed 3' in width or 30" in height.
- b. Installed with a spark arrest and/or firebox.
- c. Installed no closer than five feet to a shared party wall.
- d. Cannot be installed on a wall where the exterior side of the wall faces an adjacent parallel street.

(7) Carports are not permitted.

(8) Permanent tent structures are not permitted. (Temporary tents may be permitted in the rear yard only, for a period not to exceed 7 calendar days).

(9) No bright colors, aluminum, and/or reflective material will be permitted.

Recreational Equipment (temporary or permanent)

The following are common recreational equipment projects:

- (1) Playhouses
- (2) Play gyms/Trampolines
- (3) Swing sets
- (4) Basketball Backboard/Pole
- (5) Volleyball
- (6) Tetherball
- (7) Field Hockey/Loose.

B. 3.3a Submittal requirements for recreational equipment projects (needed for DRC review)

Layout of area where recreational equipment is to be installed, with a description of equipment, proposed color, design and dimensions of equipment; sample brochures, pictorial drawings, or photographs of similar equipment are helpful. Permanent attachment of recreational equipment to house structure requires prior DRC approval.

C.

D. 3.3b General guidelines for recreational equipment

In general, the Association encourages the use of recreational equipment to promote leisure time activities for adults and children in the community. However, the Association discourages, and does not endorse, the installation of recreational equipment which forces users of such equipment onto the streets to use this equipment. Please note that Pima County ordinances require that public rights-of-way (streets, sidewalks, drainage areas) be maintained free and clear for access by motorists and pedestrians.

E.

F. 3.3c Specific approval conditions, exclusions, etc. for recreational equipment:

- (1) To receive an approval letter from the DRC for the installation of a permanent or portable basketball pole, the basketball poles must be placed in the enclosed rear yard areas, 10 feet from any privacy wall.
- (2) Those who choose to place permanent or portable poles in driveway areas will be doing so at their own liability and risk.
- (3) Permanent basketball poles and bracketry must be painted black, white, or color of house.
- (4) Temporary and/or portable recreational equipment (non basketball poles) is to be stored away each day when the equipment is not in use.

(5) When placing recreation equipment, such as playhouses, playgyms, etc., in the rear yard, they must be situated at least five feet from privacy walls. Large or tall play structures may require additional set backs.

Playgyms/play structures/trampolines etc., which have a height of 8 feet or more and/or cover a ground area greater than 50 square feet, will be considered on a case-by case basis by the DRC. Setbacks from abutting properties, orientation to protect neighbors' privacy, color, mass and proportionality of the playgym (or the like) to the main structure, will be considered in evaluating any application for approval.

(6) Recreational equipment shall not be permitted for permanent placement in the front yard areas. Basketball poles placed in the front yard areas shall be so placed at the Owner's risk and liability.

(7) As required by the Pima County ordinances, public rights-of-way (streets, sidewalks, drainage areas) shall be maintained free and clear for access by motorists and pedestrians. Therefore, basketball poles should not be placed in these areas.

3.4 Utility Equipment

3.4a Submittal requirements for utility equipment projects:

Layout shall include area to be screened and/or painted, designating what colors will be applied to which surface or equipment, and what type of landscaping plants are to be used for each area.

3.4b Members are required to maintain the painting or screening of the utility boxes located on their property, either near the sidewalk/curb area, or mounted directly on the home. If the homeowner desires to change the paint color, or screening materials at these locations, such modifications must be approved by the DRC.

3.4c Specific Approval Conditions

- (1) For painting curbside boxes or on-house boxes, refer to Exterior Colors
- (2) The letters and numbers originally placed on the boxes must not be painted.
- (3) If screening curbside boxes with landscaping (plants, bushes, etc.) consider placement of plantings near sidewalk, so that future growth of the plants do not block/encroach on sidewalk. Since utility workers will need access to these boxes, consider landscaping screening that will be easy to work around and does not contain any plants with sharp, thorny branches or limbs.
- (4) NOTE: If the utility company needs to work in the boxes, it has the right-of-way to displace any landscaping or screening (at the homeowner's expense) to work on its equipment.
- (5) When painting on-house boxes, meter faces must not be painted.
- (6) NOTE: Some utility boxes have been painted by the builder or the Mesquite Ranch Homeowners Association. If so, these boxes must not be repainted a different color without specific written approval by the Design Review Committee.

3.5 Mechanical Equipment

The following are common mechanical equipment projects:

- (1) Air Conditioning Units
- (2) Evaporative Coolers
- (3) Water Softeners/Conditioners
- (4) Solar Heaters/Panels

3.5a Submittal requirements for mechanical equipment projects (needed for DRC review)

Layout includes area to be screened and/or painted, designating what colors are to be applied to what areas and/or equipment, and what type of landscaping plants are to be used for each area.

3.5b General guidelines (expected approved uses) for mechanical equipment projects

In general, the Association encourages placement of mechanical equipment in garages, or behind privacy walls, to shield it from neighboring views.

3.5c Specific approval conditions, exclusions, etc. for mechanical equipment projects:

- (1) Mechanical equipment potentially visible at the front of the house from the street or sidewalk must be shielded from view (shielding to be approved by the DRC).
- (2) No mechanical equipment, other than approved solar installations, will be installed on any roof.

3.6 Exterior Paint and Yardscape Color Standards

In general, all exterior paint shall match, and maintain, the original color selections of the house. Any contemplated color changes must be submitted and approved by the DRC prior to proceeding with such changes.

3.6A Submittal requirements for exterior paint and yardscape color projects (needed for DRC review)

Provide specific color chip sample and product manufacturer's information, including light reflectivity values. In addition, the DRC reserves the right to require and review a large sample applied to the house or improvement.

3.6B Specific approval conditions, exclusions, etc. for exterior paint and yardscape color projects:

- (1) Front/rear door - Match existing color, match color of house or approved stain color.**
- (2) Security door - Black or match main color, trim color, or color of front door. In some instances, natural brown or rust tones may be aesthetically pleasing and will be reviewed by the DRC on a case-by-case basis. A paint sample and photo of a home will be required. No other colors will be allowed.**
- (3) Garage door - Match existing color.**
- (4) Garage door border - Match existing color.**
- (5) Rear patio/balcony - Stucco to match existing main color of house**
- (6) Gate - If wood, approved wood stain color match main house color, or match adjacent wall color. If wrought iron, black or match color of house.**
- (7) Window screening - Black, match color of house, or match existing screen color.**
- (8) Roof tiles - match existing type and color.**
- (9) Flat roof coating - match existing color. White, off-white, or reflective aluminum coating will not be allowed.**

- (10) Privacy walls - exterior/interior to match existing finish and color.**

- (11) Entryway walkway/driveway - protective finishes/coatings must be either color of the existing pavement or painted to match the base color of the home, subject to approval by the DRC. Overcoats with subdued patterns shall be considered on a case-by-case basis.**

- (12) Exterior rock mulch or gravel - exterior color choices (single or dual color), earth tone, maximum two colors of rock or gravel. Decomposed granite is not allowed other than in areas confined by privacy walls.**

- (13) Wall/door ornamentation - minimal use of other colors to provide alternative complementary accents.**

- (14) Detached portable storage sheds - Earth tone, low reflectivity, color needs to be submitted and approved by DRC (see Sec. 3.2).**

- (15) House-mounted utility boxes - match main house color.**

- (16) Wrought iron - Black or match the base color of house.**

3.7 Pools/Spas (and related equipment)

The following are common pool/spa (and related equipment) projects:

- (1) Pool/spa
- (2) Heaters (non-solar)
- (3) Filters
- (4) Pool Lighting
- (5) Diving Boards
- (6) Pool Slides
- (7) Pool Decking

3.7a Submittal requirements for pool/spa projects (needed for DRC review)

Design layout with pool specifications noting the following (at a minimum): type of pool filtering system, wall up/down access to pool area during construction, lighting enhancement around pool area, location and height of pool equipment (filters, heaters, diving boards, slides). A pool contractor will usually provide a layout with specifications to meet the above requirements. If a pool/spa installation includes a gazebo/ramada addition, refer to Section 3.2, Structural Additions. If a pool/spa installation includes landscaping additions, refer to Section 3.9, Yardscaping. If lighting is part of the pool installation, refer to Section 3.1 Lighting. For solar heaters and panels, refer to Section 3.5 Mechanical Equipment. Above ground pools will be handled on a case-by-case basis and must be approved by the DRC prior to installation. In particular, elevated, above grade decking is subject to review and approval (with a minimum setback of five feet from privacy walls).

3.7b General guidelines (expected approved uses) for pool/spa projects

In general, the DRC reviews pool plans for specific safety considerations to be followed during pool construction. Consideration shall be given to minimizing impacts of the pool and recreational equipment installation on neighboring properties.

3.7c Specific approval conditions, exclusions, etc. for pool/spa projects:

- (1) Diving boards are restricted to springboard types, no platform types are permitted.
- (2) Slides shall not exceed 10' in height and color restricted to white, blue, or desert hues. All pool slide locations require DRC approval (with a minimum setback of five feet from side property lines and ten feet from rear property lines.)
- (3) A design layout, which results in backflushing into common areas, onto property or onto streets, is prohibited. Diatomaceous earth or sand filters require backflushing and, as such, are subject to regulation by Pima County. Please check with Pima County and/or the Pima County on the actual regulations for this installation.

- (4) A conditional approval granted for pool installation will regulate safety measures to be followed by the Owner and pool contractor during construction. The letter of approval, with conditions, must be signed by both Owner and pool contractor prior to beginning of pool excavation.
- (5) Pool and spa mechanical equipment located outside the privacy wall must be completely shielded from view.