



Design Guidelines
for
The Village of Copper Basin
Community Association

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Effective: June 18, 2007

INTRODUCTION

As provided in Article 3 of the Declaration of Covenants, Conditions and Restrictions for The Village of Copper Basin recorded with the Pinal County Recorder, as amended from time to time (the "CC&Rs"), no Construction or Modification shall be made or done without the prior written approval of the Design Review Committee. As defined in Section 3.2 of the CC&Rs, "Construction means any devegetation, excavation or grading work or the construction, erection or installation of an Improvement on a Lot or Parcel, and "Modification" means any addition, alteration, repair, change or other work which in any way alters the exterior appearance of any Improvement located on a Lot or Parcel. The term "Improvement" is defined in Section 1.41 of the CC&Rs as: (a) any Residence or other building; (b) any fence or wall; (c) any swimming pool, tennis court, basketball goal, backboard or apparatus or playground equipment; (d) any road, driveway or parking area; (e) any trees, plants, shrubs, grass or other landscaping improvements of any type or kind; (f) any statuary, fountain, artistic work, craft work, figurine or ornamentation of any type or kind; and (g) any other structure of any type, kind or nature.

Section 3.1 of the CC&Rs grants the Design Review Committee the authority to adopt, amend and repeal architectural guidelines, standards and procedures to be used in rendering its decisions. These Design Guidelines have been adopted by the Design Review Committee pursuant to the authority granted to the Design Review Committee by Section 3.1 of the CC&Rs.

Unless otherwise defined in these Design Guidelines, each capitalized term used in these Design Guidelines shall have the meaning given to the term in the CC&Rs.

ARCHITECTURAL REVIEW PROCESS

The Design Review Committee has adopted the following Design Guidelines for the Construction or Modification of Improvements on Lots. These Design Guidelines apply to all Lots within The Village of Copper Basin.

Each Lot Owner should read, review and become acquainted with the CC&R's and with these Design Guidelines which may be amended from time to time by the Design Review Committee. These documents are intended to enhance property values and the high standards of development that exist within The Village of Copper Basin.

These Design Guidelines are established to assist Owners in preparing an application to the Design Review Committee for any Construction or Modification. **FOLLOWING THESE DESIGN GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE DESIGN REVIEW COMMITTEE.** Even if your addition or alternation is identical to another, which has been approved, it must be submitted for approval. Because each situation may have different conditions (e.g.; different locations, physical conditions or design considerations, etc.), each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Design Guidelines and the CC&R's, the CC&R's shall control. All architectural approvals will also be conditioned upon compliance with applicable County/City codes.

The Design Review Committee must provide approval for any Improvements, Modifications and/or Construction. *In addition to other remedies available to the Community Association, including a requirement to remove the un-permitted improvement, failure to receive **PRIOR** approval or deviating from approved submittals may result in a fine up to \$250.*

Any Homeowner who fails to submit the required security deposit for pool installation can result in a fine of up to \$1,000. The Homeowner will receive correspondence requesting payment of the security deposit. Non-payment will result in the Homeowner receiving a Final Fine Notice of up to \$1,000 being levied against their account for continued non-compliance of the violation and indicating that the file has been turned over to the Association's legal counsel to pursue any and all legal remedies on behalf of the Association.

Review – Approval and/or Disapproval

The Design Review Committee shall have forty-five (45) days after submittal of plans and review fee to approve or disapprove plans.

1. Architectural Requests will be placed on the agenda for the next regularly scheduled meeting. You may call the Management Company for specific meeting dates and locations.
2. Review and approval or disapproval will include, but not be limited to, consideration of architectural design material, colors, harmony with the external design and color of existing structures on the Lot and on Neighboring Lots. The location of the improvement with respect to topography and finished grade elevation is also considered.
3. Neither the Design Review Committee, nor the Board, nor the Declarant shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of plans does not mean that judgment is passed on the structural soundness or the addition nor its effect upon existing or future drainage. The Owner shall be responsible for obtaining any and all permits required by the County and/or City as applicable. The review of plans by the Design Review Committee, Board of Directors and/or the Declarant is for aesthetic purposes only.
4. Owner will be notified in writing within five (5) days of the Design Review Committee meeting as to the decision of the Committee.

Approval Expiration / Construction Period

Upon receipt of approval from the Design Review Committee for any Construction or Modification, the Owner who had requested such approval shall commence the Construction or Modification approved by the Committee within ninety (90) days after the date the Construction/Modification was approved by the Design Review Committee and shall diligently pursue such Construction or Modification so that it is completed as soon as reasonably practicable within such time as may be prescribed by the Design Review Committee. If the Construction or Modification is not commenced within the time period prescribed above, the approval of the Construction and/or Modification is revoked and must be resubmitted.

SECTION 1

MODIFICATIONS / IMPROVEMENTS TO EXISTING HOMES

1.0 APPLICATION PROCEDURE

Following are the steps for submitting a request for approval of any Construction or Modification.

1. Submit your completed Design Review Submittal Form to The Village of Copper Basin Community Association Property Management Company. (Design Review Submittal Forms are included as Appendix D and Appendix E and may also be obtained from the Management Company.) Be sure to include the following information:
 - A. Plot Plan – a site plan showing dimensions of the Lot, the dimensions of the existing dwelling in relation to the Lot, the dimensions of the proposed addition in relation to the existing dwelling and property lines (setbacks). Measurements must be written on the plans. An accompanying photograph of the proposed location if available should be included.
 - B. Elevation Plan(s) – Plans showing finished appearance of the proposed addition in relation of existing dwelling. An accompanying photograph or color brochure of the proposed addition (if available) should be included.
 - C. Specification – Detailed description of materials to be used and color samples must be provided.
2. The Design Review Submittal Form (Appendix D) should be used to submit any Construction, Modification or Landscaping that will, at any time now or in the future, exceed the existing party/perimeter/boundary wall of the Lot.
3. The Design Review Submittal Form – Plants only (Appendix E) should be used to submit any Landscaping that will at no time, now or in the future, exceed the existing party/perimeter/boundary wall of the Lot **AND** reflects plants found on the Approved Plant List (Appendix A). If this form complies with both rules, the Community Association Property Management Company grants the Homeowner approval upon receipt. Falsifying this document can result in a fine up to \$250.

All buildings and structures erected within The Village of Copper Basin and the use and appearance of all land within The Village of Copper Basin shall comply with all applicable zoning and code requirements as well as the CC&R's and these Design Guidelines.

GENERAL REQUIREMENTS

1.1.1 Antennas & Satellite Dishes

Placement of a Satellite Dish **less than one meter in diameter** should be such as to minimize visibility from neighboring properties so long as the Owner can receive an acceptable signal. Antennas should be the same color as the home if doing so does not void the manufacturer's warranty or interfere with the signal. The appearance of the satellite dish and any related wiring should blend with the surroundings to the greatest extent possible. Prior approval from the Design Review Committee is not required; however, the Committee requests the Owner consider installing the dish in the following locations, which are in the order preferred by the Committee:

1. A location in the back yard of the Lot where the Receiver will be screened from view by the landscaping or other improvements.
2. An unscreened location in the back yard of the Lot.
3. On the roof, but below the roof line.
4. A location in the side yard of the Lot where the Receiver and any pole or mast will be screened from view by landscaping or other improvements.
5. On the roof above the roofline.
6. An unscreened location in the side yard.
7. A location in the front yard of the Lot where the Receiver will be screened.

The installation of any satellite dishes GREATER THAN ONE METER in diameter requires the prior approval of the Design Review Committee and **MUST BE SCREENED FROM VIEW** of Neighboring Properties, the Association Common Area, and the street.

1.1.2 Awnings

Awnings shall require Design Review Committee approval prior to installation. Awnings must be maintained from weathering, fading, rotting and deterioration. Metal and aluminum awnings are prohibited. Awnings must be a neutral color.

The manufacturer, sample color swatch, type and number of years guaranteed must be submitted with the Design Review Request. Also, include a drawing with the design and the location of the proposed awning installation.

Awnings are permitted on the rear of the house. Front awnings are prohibited.

1.1.3 Basketball Goals and Backboards

1. Permanent basketball goals and backboards shall not be constructed, installed nor maintained on any Lot without the prior approval of the Design Review Committee.
2. Portable basketball units are permitted if they are placed at the side of the driveway with the most distance from neighboring lots or Association Common Area. If the

- portable basketball goal and backboard is placed on the side with the shorter distance to the property line, there must be a method of ball containment.
3. Portable basketball units shall not be used on the sidewalks or streets. The portable basketball unit must be stored in the back of the driveway or garage when not in active play.
 4. Portable basketball units shall not be used or stored on the streets or Association Common Areas.
 5. Backboards may be transparent or a standard type; any highly visible logo material is prohibited.

1.1.4 Driveways – Concrete Additions/Expansions

Seal coating of driveways is allowed if approved by the Design Review Committee. Grey or clear is the suggested color. All concrete must be kept clean and clear of debris, oil, rust and other stains

No more than 20% of the remaining front yard landscape area may be covered with hard surface material and must be approved by the Design Review Committee before commencing work. Plans for the review by the Committee must include:

1. Lot dimensions with calculation of the 20% limit. (Homeowner must calculate.)
2. A drawing depicting dimensions of the Lot
3. Measurements of existing driveway and paved surfaces
4. Measurements of proposed concrete and/or paved surfaces
5. Landscaping to be installed to soften the look of the concrete and/or paved surfaces
6. All materials and color to be used must be identified

A sight “buffer” is required for all concrete additions as follows:

1. Concrete that is poured from the back yard gate to the driveway requires a buffer that is one (1) foot in width from the property line and runs the entire length of the addition. It must be made of landscape material (granite, trees, plants, grass, etc.).
2. Concrete that is placed as an extension off the end of the driveway towards the back yard (not running all the way down to the sidewalk) so as to appear like a “wing” off the existing driveway must have a one (1) foot in width buffer of landscaping (granite, trees, plants, grass, etc.) installed in the entire area between the addition and the property line.

1.1.5 Fences and Walls (including Decorative Walls/Planters)

The Design Review Committee must approve any modifications to a fence/wall or new construction of a fence/wall and/or planter prior to beginning modification/construction.

Any boundary wall extension must be accompanied by an acknowledgment of responsibility from neighboring Lots. (A Wall Extension Acknowledgement form is

included as Appendix F for your use in obtaining this authorization and may also be obtained from the Community Association office.)

1. Masonry planter and decorative walls must be no taller than 30” in height.
2. Decorative walls must be stuccoed and painted to match the house.
3. Planters installed adjacent to a party or perimeter wall must be sealed in all areas that will be covered with dirt to protect the wall from water damage.

1.1.6 Exterior Lighting

Owners may install lights provided that the lighting is non-mercury, complies with Pinal County Ordinance (Light Pollution Code ARS 11-2.51 “Dark Skies”), and is approved by the Design Review Committee prior to installation.

1. Outdoor lighting must be fully shielded and shall not be focused on a neighbor’s property.
2. Floodlights are not permitted on the portion of the home facing the street or common area.
3. Any floodlights installed on the rear of the home must be fully shielded and directed downward.
4. Landscape lighting shall be for the sole purpose of highlighting architectural features of the home or landscape area and to illuminate walkways or driveways. Such lights shall be of low voltage type not to exceed 25 watts per light.
5. It is recommended that exterior lights be turned off by 11:00 p.m.

1.1.7 Flags and Flagpoles

The Owner may install a flagpole of a height not to exceed fifteen (15) feet for the purpose of flying an approved flag. The flagpole must be located a sufficient distance from the Lot line so that if the flagpole fell, it would fall onto the Owner’s Lot. The description of the flagpole and the location must be submitted to the Design Review Committee for approval prior to installation.

Approved flags may be displayed by using wall brackets. Brackets are to be attached to the homes in a manner that will not cause damage to the exterior walls (special consideration is required due to stucco construction) and the brackets shall be painted and maintained the same color of the area that they are attached.

1.1.8 Gutters and Downspouts

The addition of gutters and downspouts require approval by the Design Review Committee prior to installation. Gutter additions also require downspout installation. Gutters shall match the trim color of the home and downspouts shall match the body color of the home. High quality materials that offer long life are recommended, as the homeowner is required to maintain this addition in good repair. Gutters must follow the contour of the structure to which they are attached. They must not span open spaces or

cross blank walls. Installation of the downspouts should follow contour of the house to ground level and not affect the drainage pattern of the Lot and shall not induce added water flow to neighboring Lots. Submittal to the Design Review Committee must include:

1. The proposed locations of the gutters and downspouts
2. Proposed drainage flow based after modification
3. The quality of materials to be used
4. Warranty by the Manufacturer

1.1.9 Heating, Ventilating and Air Conditioning Units

All units must be ground mounted and approved by the Design Review Committee prior to installation.

1.1.10 Holiday Decorations

All Holiday themed lighting and yard decorations must be consistent with the holiday being celebrated. Appropriate lighting and decorations may be installed no earlier than thirty (30) days prior to the calendar holiday date, and must be removed no later than fifteen (15) days after the calendar holiday date.

1.1.11 Outdoor Fireplaces

Outdoor fireplaces may not exceed the party/perimeter/boundary wall height. Fireplaces, barbeque pits, fire-pits, etc., must be at least four (4) feet away from any party/perimeter/boundary wall so as not to be a nuisance to Neighboring Lots. Permanent structures must be submitted for approval prior to installation.

1.1.12 Patio Covers

1. The architectural design and style of patio covers must be consistent with design and style of home. The Design Review Committee must approve all Patio cover additions PRIOR to installation.
2. Patio roofs must have a fascia trim to match existing fascia material. Roof color and materials must be submitted with the application and posts or pillars are to be either wood or stucco.
3. Patio floors must be constructed of concrete, masonry or paver tiles. Floors may not be more than six inches (6") above existing grade. Concrete floors may be coated with "cool decking". Indoor/outdoor carpeting and wooden patio decks are not approved for patio floors.
4. Patio covers should not be closer than four (4) feet from any party/perimeter/boundary wall.

1.1.13 Play Structures

This section applies to any and all play equipment (including, but not limited to), jungle gyms, trampolines, play sets and similar structures.

1. Requests for play structures must be submitted to the Design Review Committee for approval prior to installation since in most instances they protrude above the fence. This is not intended to eliminate play structures, but to assure nothing unsightly is erected.
2. The maximum height, including any canopy or netting, is **eight (8) feet**. (As long as the grading of the property does not violate Item 5.)
3. Play structure canopy must be a solid, neutral color (e.g. beige).
4. No play structure will be approved with a platform height exceeding 5 feet.
5. When selecting the location upon which the structure is to be placed, the distance from the ground elevation to the top of the perimeter fence must be measured and submitted with the plans for the structure. When considering a submittal for approval, the Design Review Committee will be concerned that the height of the structure not protrude above the perimeter fence more than two (2) feet.
6. All non-platform structures must be located a minimum of six (6) feet from any party wall or perimeter wall, measured from the portion of the structure that is closest to any wall. Any play structure with a platform must be placed in the backyard per the following criteria:

<u>Platform Height</u>	<u>Required Distance from perimeter wall*</u>
3 Foot platform	Play structure at least 6 feet from wall
4 Foot platform	Play structure at least 7 ½ feet from wall
5 Foot platform	Play structure at least 9 feet from wall

**Distance to be measured from the portion of the structure that is closest to any wall.*

7. Wood structures Visible from Neighboring Property must remain natural or be painted to match the house.
8. Metal structures that are Visible from Neighboring Property shall be painted to match the house.
9. Multicolored play structures or any accent components shall not be Visible from Neighboring Property.

1.1.14 Pools and Spas

The Owner must submit plans, a refundable security deposit (see below), and receive approval from the Design Review Committee prior to commencing any grading, digging, construction, or removal of fence/wall in relation to the installation of a swimming pool and/or in ground spa. **Above ground pools are prohibited.**

1. Pool equipment must be screened from view. Method of screening must be included in the architectural request submitted. Pool equipment shall be located in a manner to be least obtrusive and least Visible from neighboring Lots or streets. The location shall be such as not to create a nuisance to adjoining properties such as pump noises or other disturbances.

2. Spas shall be located in a manner to be least obtrusive and least Visible from neighboring Lots or streets. The location shall be such as not to create a nuisance to adjoining properties such as pump noises or other disturbances.
3. Water features such as waterfalls, slides, etc. shall not exceed a height where they are visible over party or perimeter walls or from the streets or common areas.
4. A refundable security deposit of \$1,000 must accompany all plans for the installation of swimming pools and/or in-ground spas. The security deposit is to ensure that any fences/walls removed are restored to their original condition, any vegetation removed is replaced, and any damage caused, including tire ruts, broken curbs, or damaged property is repaired within fourteen (14) days after pool excavation. Fluid spills or debris created throughout the pool construction phase must be cleaned up daily. No pool or spa submittal will be reviewed until the Management Company receives your security deposit and payment has cleared the bank.
5. If Owner or Owner's contractor fails to comply with the above requirements, the Association may use funds from the security deposit to make the repairs necessary to restore the area to its original condition. If the Owner and contractor comply with all of the above requirements, the security deposit will be refunded within fourteen (14) days after the Design Review Committee has inspected and given final approval of the pool and/or spa installation.
6. No pool and/or spas may be back washed into drainage ditches, common landscaped areas, drainage ways or streets. All backwash water shall be retained on the owner's Lot. If a Member is required to empty their swimming pool or spa for repairs or other modifications, the Homeowner should contact Pinal County for allowable drainage options and advise the Community Association when and how draining will occur.
7. Construction must be completed within ninety (90) days from the date of excavation.
8. Above ground spas must be place a minimum of four (4) feet from any party or perimeter wall.
9. Pool and spa construction that is commenced prior to receiving approval from the Design Review Committee may result in a fine up to \$250 Fine assessed against the \$1,000 security deposit and the balance returned to the Homeowner upon notification of a successful inspection.
10. Any Homeowner who fails to submit the required security deposit for pool installation can result in a fine of up to \$1,000. The Homeowner will receive correspondence requesting payment of the security deposit. Non-payment will result in the Homeowner receiving a Final Fine Notice of a fine of up to \$1,000 being levied against their account for continued non-compliance of the violation and indicating that the file has been turned over to the Association's legal counsel to pursue any and all legal remedies on behalf of the Association.

1.1.15 Ramadas, Gazebos, Pergolas or Similar Structures

These shall be limited to single story structures. No upper decks are allowed. Structure design shall be harmonious with the dwelling and exterior landscaping. Structures shall be considered for approval provided that flat roof structures do not exceed ten (10) feet and peaked roof structures do not exceed twelve (12) feet in height above existing ground, are placed no closer than six (6) feet from any party or perimeter wall. Further,

these structures can not obstruct view from a neighboring Lot and do not violate any provision of the CC&R's.

Structure color is to match the color of the house (at minimum, deemed reasonable to blend in with community).

Palapas or similar structures are prohibited.

1.1.16 Screen Doors

Screen doors are permitted. They must be made of aluminum with fiberglass mesh screening. The door specifications, a picture showing the door design and the color shall be provided with the Design Review Submittal Form to the Design Review Committee prior to installation.

1.1.17 Security Doors

Security doors are permitted, however, they must be made of steel or wrought iron. The security door must match the entire size of the door entrance. The door specifications, a picture showing the door design and the color shall be provided with the Design Review Submittal Form to the Design Review Committee prior to installation.

1.1.18 Signs

No signs whatsoever (including but not limited to commercial, political and similar signs) that are Visible from Neighboring Property shall be erected or maintained on any Lot except:

1. Signs required by legal proceedings
2. Real Estate Signs
 - a. Only one single standard Realtor "For Sale" or "For Lease/Rent" sign with no more than one rider shall be placed on the Lot of home for sale/lease. A holder, with a lid, may be used so long as it does not exceed fourteen (14) inches deep by four (4) inches wide. The sign is to be placed on the ground; sign shall not be fastened to the home, walls or utility element. Sign is not to exceed four (4) feet in height when mounted. No Real Estate signs are permitted in windows or on walls or on Association Common Areas.
 - b. "For Sale by Owner" signs must meet the standard Real Estate sign criteria as specified above.
 - c. All Real Estate signs shall be kept in good repair.
 - d. The use of balloons, banners and/or flags will not be allowed.
3. Open House and Temporary Signs

The placement of signs used for the purpose of directing persons to homes for sale in the community is prohibited except for portable temporary signs as follows. It is the responsibility of the Owner to make the Real Estate agency aware of these restrictions.

- a. Up to four (4) portable temporary “Open House” signs (A-Frame signs) may be placed in Association Common Areas (along the street) on the day in which a bona fide open house event is to be held.
- b. Either a Real Estate firm or the Owner may place the portable temporary signs.
- c. No signs on stakes/posts that could damage underground utilities shall be placed on Association Common Areas.
- d. The portable temporary signs may be in place during daylight hours and must be removed by dusk or when the Real Estate agency representative leaves the property, whichever comes earlier. If signs are not removed by dusk, they may be removed and disposed of by the Association.

4. Garage/Yard Sale Sign Placement

The placement of garage and/or yard sale signs shall also be subject to the above paragraph except that the sale time shall not exceed eight (8) hours per day. A variance to these guidelines may be requested from the Design Review Committee.

5. Security System Signs

- a. Decals may be placed in windows of a home denoting that a security system has been installed. Each shall be limited in size to thirty-six (36) square inches.
- b. Security signs limited in size to one hundred (100) square inches mounted on a stake/post not to exceed ½ inch may be located no more than eight (8) inches from the house and no more than eighteen (18) inches above ground (post + sign)

6. Contractor Signs

Contractor signs are strictly prohibited. For example: “Landscaping by” or “pool installed by”.

7. Personal Items For Sale Signs

Signs for the sale of personal items are prohibited. This includes signs for items of any kind stored, placed, or parked on the Association Common Area, guest areas, streets, driveways, front yards or side yards.

8. Political Signs

The Planned Community Act defines a political sign as a sign that attempts to influence the election of a public officer or attempts to influence a public measure such as a ballot measure, a proposition or the recall of a public officer.

A sign can be displayed forty-five (45) days before an election and seven (7) days after an election. Residents are permitted to display no more than one (1) sign that is 24 by 24 inches, or as in accordance with Pinal County or Queen Creek.

1.1.19 Solar Panels

Except as initially installed by the Builder, no solar energy collecting unit or panels shall be placed, installed, constructed or maintained upon any Lot without the prior written approval of the Design Review Committee. Roof mounted solar panels and equipment must match the roof material. Panels shall have a surface area of eight (8) feet by six (6) feet and must be an integrated part of the roof design and mounted directly to the roof plane. Solar units must not break the roof ridgeline and must not be visible from public view. Any solar panels and/or equipment exceeding a surface area of eight (8) feet by six (6) feet must be ground mounted and may not be Visible from Neighboring Property or public view. The Committee may waive the restrictions set forth in this Paragraph if the Committee determines that compliance with the restrictions would effectively prohibit the installation or use of the solar panels and/or equipment.

1.1.20 Storage Sheds

Storage sheds will be permitted provided the maximum height of the shed does not exceed the height of the immediately surrounding fence or fences. All sheds must be submitted to the Design Review Committee for approval prior to installation.

Storage sheds must be of high quality materials that offer long life are recommended, as the homeowner is required to maintain this addition in good repair.

Storage sheds must be place two (2) feet from party/perimeter walls.

1.1.21 Sun Screens

Sun screens are permitted for windows and doors. Frame materials and color must match existing window frames.

1.1.22 Trellis / Lattice – Design and Placement

Trellises are defined to be a structure for supporting plant growth. Trellises are allowed under the following guidelines:

1. If used in conjunction with a covered patio, the trellis must be securely supported at both top and bottom to present a stable appearance.
2. A trellis shall be made of wood or metal and may be white or painted the color of the house.
3. Trellises horizontal dimensions for any single patio area will not exceed 50% of the perimeter dimensions.

Lattices are defined as permanent structures, that are to be used as screens, or that provide filtered shade. The standards set forth herein are intended to insure that the lattice work will be of adequate durability and sufficiently rugged construction to withstand our extreme elements and the continued use associated with a permanent structure. Wood lattice strips shall be one (1) inch by two (2) inches nominal size. The space between the strips must be the same as the width of the strips. The lattice structure must be painted one color to match the home. Metal awnings are not allowed. Alternate materials may be used upon approval from the Design Review Committee.

1.1.23 Window Covering Materials

1. Permanent draperies or suitable window coverings must be installed on all windows facing the street within ninety (90) days of closing. Approval from the Design Review Committee must be obtained if window covering facing the street are a color other than white, beige, earth tones or pastels.
2. Window tinting film or sunscreen may be bronze or gray tones to match the color of the home. Reflective window films are prohibited.
3. No reflective window covering materials, including, but not limited to aluminum foil, reflective screens or glass, mirrors, sheets, blankets, newspapers, or similar type items, shall be installed or placed upon the inside of any windows of any residence or other structure.

1.2 MINIMUM STANDARDS OF MAINTENANCE

1.2.1 Exterior of Homes

1. Houses shall be maintained in a status of good repair.
2. All exterior paint shall be repainted with the same color unless the Design Review Committee has approved a color change prior to painting.
3. No home shall allow the exterior paint to deteriorate to a point to present noticeable changes in appearance to the property. This means staining, fading, cracking, peeling and other forms of deterioration.
4. Roof tiles shall be promptly replaced when broken or displaced.
5. Replacement tile shall match tiles of the original roof.
6. Prior to the Owner initiating any maintenance work that will change the outward appearance of the structure, the Owner must obtain approval from the Design Review Committee.

SECTION 2

LANDSCAPING INSTALLATION / IMPROVEMENTS / MAINTENANCE

2.0 APPLICATION PROCEDURE

Following are the steps for submitting Landscaping Requests:

1. Submit your completed Design Review Submittal Form to The Village of Copper Basin Community Association Office for approval by the Design Review Committee prior to commencement of the landscaping. (Design Review Submittal Forms are included as Appendix D and Appendix E and may also be obtained from the Management Company.)
2. Landscaping Plans for new homes should be submitted within 30 days of close of escrow.
3. Landscape plans must include a plot plan with specifications for the landscaping. Plans must be legible (blueprints or Xerox copies are acceptable.)
4. Specification must include as a minimum:
 - a. The dimensions of the Lot, the existing dwelling in relation to the Lot and the proposed additions in relation to the existing dwelling and property lines (setbacks).
 - b. All plants with species and size labeled
 - c. All trees with species and size labeled
 - d. All turf areas and type of turf
 - e. All granite areas with granite size and color
 - f. All header and borders with the material and colors labeled
 - g. Wall locations and elevations with construction details
 - h. Lot number and address clearly marked
 - i. All hardscape elements and lighting (See Section 1, Paragraph 1.1.4 and Paragraph 1.1.6)
5. The Design Review Submittal Form (Appendix D) should be used to submit any Construction, Modification or Landscaping that will, at any time now or in the future, exceed the existing party/perimeter/boundary wall of the Lot.
6. The Design Review Submittal Form – Plants only (Appendix E) should be used to submit any Landscaping that will at no time, now or in the future, exceed the existing party/perimeter/boundary wall of the Lot **AND** reflects plants found on the Approved Plant List (Appendix A). If this form complies with both rules, the Community Association Property Management Company automatically grants the Homeowner approval upon receipt. Falsifying this document can result in up to a \$250 Fine.

NOTE: Front yard landscaping should be completed within three (3) months of close of escrow.

Back yard landscaping should be completed within six (6) months of close of escrow.

2.1 LANDSCAPE REQUIREMENTS

Either Xeriscape or turf is acceptable; however, Homeowners are encouraged to use Xeriscape to reduce water usage. All dirt areas must be landscaped with material listed in the Design Review Guidelines. Minimum requirement for coverage of dirt is granite.

2.1.1 Border Material

The Committee discourages use of border material along property lines. Submissions for border material along property lines will be evaluated on a case-by-case basis. Any submittal for consideration must include:

1. Granite colors of requesting lot and neighboring Lots
2. Neighboring Lot Agreement (appropriate language can be obtained from the Community Association office).

Brick, concrete and flagstone borders are approved border materials for containing sod areas. Metal or plastic edging is prohibited.

2.1.2 Boulders

The use of accent boulders is encouraged. The boulders shall all be surface select in color and be a minimum of 250 pounds in weight. All boulders are to be buried 1/3 in the ground.

2.1.3 Decorative Walls

Masonry planter and decorative walls must be no taller than 30” in height. Any wall not made from stone shall be painted and stuccoed to match the house. Refer to Section 1, Paragraph 1.1.5 covering requirements for installing planters.

2.1.4 Granite

If decomposed granite or other landscape rock is used, it must be from the granite color list included in Appendix C.

1. Lava rock and/or cinder rock and wood chips are prohibited.
2. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth.
3. Planting under-liner is prohibited.
4. River rock shall be 2” – 8” in size and used in accent locations only.

Granite color must be consistent throughout the front yard. Front yard and Backyard granite colors may be different; however, multiple granite colors are not permitted in the front yard.

2.1.5 Hardscapes

The Design Review Committee must approve all additional concrete and/or paved surfaces in any areas prior to installation. *Refer to Section 1, Paragraph 1.1.4 for additional requirements.*

2.1.6 Irrigation

All landscaping is to be irrigated by means of an underground irrigation system. A drip system is encouraged for conservation of water. All sprinklers must be “pop-up” heads only. All irrigation for shrubs and turf must be installed at least two (2) feet away from the foundation of the house, party/perimeter fences and/or boundary lines.

2.1.7 Landscape Lighting

Landscape Lighting is encouraged and must be shown in the landscape plan. Exposed lighting wires are prohibited. All wiring must be covered with landscape material (granite, trees, plants, grass, etc.). Lighting must be within Pinal County Ordinance, Light Pollution Code ARC 11-2.51 “Dark Skies”. *Refer to Section 1, Paragraph 1.1.6 for additional information.*

2.1.8 Mounding

Mounding and other proposed grade changes will be closely scrutinized by the Committee to assure mounding appears natural. Mounds should be a maximum of fourteen (14”) inches in height and have natural looking shapes. Berms must not divert drainage in any way.

2.1.9 Plants

A minimum of eight (8) 5-gallon plants must be installed in the front yard. Plantings must be installed on both sides of driveway. Plants/shrubs must be from Appendix A - Approved Plant List.

2.1.10 Trees

A minimum of one (1) 24” tree or two (2) 15 gallon trees is required in the front yard. Trees must be from the approved tree list in Appendix B – Approved Tree List. The Design Review Committee will consider alternate trees. Any alternate tree submittals must include:

1. Tree specifications (including but not limited to height at maturity, width, canopy, growth rate, allergen or not)
2. Scientific and Common Name

The Committee will not consider alternate tree submittals that do not include this information.

Canopy trees must be planted in Owner's yard so as not to encroach into Neighboring Lot(s). Canopy trees submittals must include potential canopy size and distance to Neighboring Lot(s).

2.1.11 Turf

Turf, although discouraged, is acceptable. If turf is selected, all areas designated as turf are to be sod. Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls or borders.

Artificial turf is permitted upon approval. High quality materials that offer long life are recommended, as the homeowner is required to maintain this addition in good repair. The Design Review Committee must approve any artificial turf prior to installation. Submittals should include:

3. The proposed location artificial turf is to be placed
4. The quality of materials to be used (sample **MUST** be provided or submittal will not be considered complete and returned for more information)
5. Warranty by the Manufacturer

Any artificial turf that appears worn or of poor maintenance will be required to be removed immediately and new artificial turf or alternate ground cover installed. Either action will require approval by the Design Review Committee prior to installation.

2.1.12 Water Features

Different standards apply to water features such as fountains and waterfalls, depending on whether they are in the front or backyard. All types of water features must be submitted to the Design Review Committee for approval prior to installation. Details are to include the pond depth, materials including color, heights and widths and plumbing specifications. The maximum height of any water feature is four (4) feet.

SPECIAL CONSIDERATIONS

2.1.13 Non-Uniformity

Different Lots may have different landscape design criteria. The Design Review Committee shall not be required to approve any landscaping design simply because another similar or exact design has previously been approved. The Committee may and in extenuating circumstances, grant variances from the restrictions set forth in these Design Guidelines if the Committee determines, that a restriction would create an unreasonable burden on an Owner when the modified restriction permitted under a

variance would not have a substantial adverse effect on the other Owners or the project, and is consistent with the high quality of life intended within The Village of Copper Basin.

2.1.14 Water Concerns

1. The water source for plants and shrubbery should not be placed close to or directed toward the foundation of the home. This could create problems with the foundation and could invite termites. It is recommended that plants and shrubs and any water source be placed a minimum of 14” from the stem wall. Planters should not be installed where dirt is placed against the foundation of the home for the same reason.
2. Planters should not be installed where dirt is placed against an installed perimeter fence/wall or boundary wall. These walls are not retaining walls and cannot support dirt placed against them or handle the additional moisture that would be absorbed by the fence without causing damage to the fence. A retaining wall would have to be constructed in front of the perimeter or boundary wall and sealed to ensure the boundary wall or perimeter wall is properly protected. Damage to these boundary walls (between neighbors) may incur a liability if damage is caused to the shared wall. The same applies for perimeter walls between Owners and the Association Common Areas.
3. Each Owner is responsible to ensure that proposed improvements do not interfere with the established drainage pattern and do not direct drainage toward the foundation of the home. Owners are responsible for making sure that their contractor allows for expansion and contraction between additions and existing structures or surfaces. It is also the Owner’s responsibility to confine runoff from their irrigation system to their Lot.

2.2 MINIMUM STANDARD OF MAINTENANCE

All landscaping shall be well groomed and maintained and kept free of debris and weeds.

1. Excess plant growth shall be pruned, trimmed, or removed to prevent overgrowth from encroaching on roofs, sidewalks or streets.
2. Trees shall be pruned and in a manner that will present a pleasing appearance and avoid visual obstructions to traffic. Trees must be trimmed a minimum of eight (8) feet above sidewalks and ten (10) feet above the street.
3. Weeds shall not be allowed to accumulate and may be controlled by periodic application of a pre-emergent/post-emergent weed killer.
4. Turf shall be mowed and edged and maintained free of weeds.
5. Failure to maintain minimum standards of maintenance will result in fines as outlined in the Enforcement / Fine Policy.
6. All dirt areas must be landscaped with material listed in the Design Review Guidelines. Minimum requirement for coverage of dirt is granite.

THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION

28300 N MAIN STREET * QUEEN CREEK AZ 85243 * (480) 882-1378 * Fax: (480) 882-2094

APPENDIX A

APPROVED PLANT LIST

BOTANICAL / SCIENTIFIC NAME

COMMON NAME

Plants and Shrubs

Carissa Macrocarpa	Natal Plum
Mytyaceae	Bottlebrush Shrub
Verbanaceae	Lantana
Leucophyllum Frutescens	Texas Sage
Ruellia peninsularis	Ruellia
Dwarf Oleander	Dwarf Oleander
Caesalpinia Mexicana	Mexican Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Convolvulus Cneorum	Bush Morning Glory
Convolvulus Mauritanicus	Ground Morning Glory
Salvia Greggii	Sage
Tercoma Stans	Yellow Bells
Nyctaginaceae	Bougainvillea
Nyctaginaceae "Crimson Jewel"	Bush Bougainvillea
Simmondsia Chinesensis	Jojoba
Leguminosae	Cassia
Lonicera Sempervirens	Trumpet Honeysuckle
Anisacanthus quadrifidus	Flame Honeysuckle
Pennisetum alopecuroides	Fountain Grass
Malvaceae Hibiscus	Hibiscus
Abutilon palmeri	Superstition Mallow
Buddleia marrubifolia	Wolly Butterfly Bush
Dalea pulchra	Bush Dalea
Ericameria laricifolia	Turpentine Bush
Hyptis emoryi	Desert Lavender
Justicia candicans	Red Justicia
Plumbago scandens	White Plumbago
Oenothera stubbei	Saltillo primrose
Carpobrotus edulis	Ice Plant
Tecoma alata	Orange Jubilee
Trachelospermum jasminoides	Star Jasmine
Justicia spicigera	Mexican Honeysuckle
Lomatium	Roses

* Perennials / Annuals Plants

Maximum height of 4 feet at full maturity

* *Perennials and Annuals approved for Backyards only*

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APPENDIX A – Cont.

APPROVED PLANT LIST

BOTANICAL / SCIENTIFIC NAME

COMMON NAME

Cacti and Succulents

Saguaro Gigantea	Saguaro
Echinocatus Grusonii	Golden Barrel Cactus
Ferocactus Species	Barrel Cactus Varieties
Agavacea	Agave
Hesperaloe Parvifolia	Red Yucca
Yucca baccata	Banana Yucca
Dasyilirion Acrotichum	Green Leaf Desert Spoon
Dasyilirion Wheeleri	Desert Spoon
Fouquieria Splendens	Ocotillo
Cycas revolute	Sago Palm
Opuntia santa-rita	Purple Prickly Pear
Opuntia engelmannii	Engelmann's Prickly Pear
Ferocactus cylindraceus	Compass Barrel
Lophocereus schottii	Senita
Lophocereus schottii forma monstrosus	Totem Pole
Pachycereus marginatus	Mexican Fencepost
Aloe	Aloe
Nolina Microcarpa	Beargrass
Austrocylindropuntia Subulata	Eve's Needle, Cane Cholla

THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION

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APPENDIX B

APPROVED TREE LIST

BOTANICAL / SCIENTIFIC NAME

COMMON NAME

Canopy Trees

Giejera Parviflora	Australian Willow
Prosopis chilensis	Chilean Mesquite
Prosopis velutina	Velvet Mesquite
Ficus nitada	Indian Laurel Fig
Citrus, dwarf (Back yard only)	Citrus (dwarf)
Cercidium floridum	Blue Palo Verde
Cercidium microphyllum	Little Leaf "Foothills" Palo Verde
Cercidium praecox	Sonoran Palo Brea
Acacia farnesiana	Sweet Acacia
Olneya tesota	Desert Ironwood
Rhus lancea	African Sumac
Pistacia lentiscus	Mastic Tree
Lysiloma microphylla	Feather Bush
Pithecellobium mexicanum	Mexican Ebony
Prosopis glandulosa	Texas Honey Mequite

Vertical Trees

Acacia salicina	Acacia Willow
Pinus elderica	Mondell Pine
Pinus canariensis	Canary Island Pine
Pinus roxburghii	Indian Longleaf Pine
Podocarpus macrophyllus	Yew Pine
Cocos plumose	Queen Palm
Washingtonia robusta	Mexican Fan Palm
Phoenix Roebelinii	Pigmy Date Palm
Acacia stenophylla	Shoestring Acacia
Chilopsis linearis	Desert Willow
Acacia willardiana	Palo Blanco
Eysenhardtia orthocarpa	Kidneywood
Pistacia chinensis	Chinese Pistache
Acacia berlandieri	Guajillo
Vauquelinia Californica	Arizona Rosewood
Cupressus sermpervirens	Italian Cypress

APPENDIX B – Cont.

APPROVED TREE LIST

BOTANICAL / SCIENTIFIC NAME

COMMON NAME

Flowering Trees

Nerium oleander	Oleander Tree
Pyrus calleryana	Bradford Pear
Prunus cerasifera	Purple Leaf Plum
Pithecellobium flexicaule	Texas Ebony
Sophora secundiflora	Texas Mountain Laurel
Caesalpinia cacalaco	Cascalote
Acacia rigidula	Blackbrush Acacia
Bauhinia lunarioides	Anacacho Orchid Tree
Vitex agnus-castus	Chaste Tree
Chorisia speciosa	Silk Floss Tree

PROHIBITED TREE LIST

Olea europaea (all varieties)	Olive Trees (all varieties)
Fraxinus uhdei	Shamal Ash
Parkinsonia aculeate	Mexican Palo Verde
Morus (all varieties)	Mulberry Trees (all varieties)
Celtis reticulata	Canyon Hackberry
Oak (all varieties)	Oak (all varieties)

*Any tree not listed on the Approved Section of Appendix B is considered prohibited.
 See Section 2, Paragraph 2.1.10 – Trees for additional information.*

APPENDIX C

APPROVED GRANITE LIST

COLORS

Apache Brown
Apache Rose
Coral (Pink Coral)
Desert Brown
Desert Gold
Madison Gold
Mirage
Red Mountain Mine
Tan
Walker Gold
Yavapai Coral

SIZE

1/2" Minus
1/2" Screened
3/4" Minus
3/4" Screened
1" Screened

DESIGN REVIEW SUBMITTAL FORM

Specific Trees: (From Appendix B – Approved Tree List)

Granite: (From Appendix C – Approved Granite List)

Construction Material:

Other Information:

I agree / acknowledge:

- my request adheres to the Design Review Guidelines of The Village of Copper Basin
- to maintain all improvements, modifications, and/or construction
- to comply with the CC&R's, the Design Guidelines and all applicable County/City Building Codes
- no work will begin until I have received written approval from the Design Review Committee or I can be subject to a fine up to \$250.

Owner's Signature: _____ Date: _____

Submitted requests will be reviewed as soon as possible. Committee may take up to forty-five (45) days after receipt to forward a decision. Mail or deliver completed form to the above address

DATE OF DRC MEETING: _____	FOR DRC USE ONLY		
<input type="checkbox"/> Approved	<input type="checkbox"/> Approved with provisions	<input type="checkbox"/> Not Approved	<input type="checkbox"/> Returned for more information
Provisions / Comments: _____			

Signed: _____	Date: _____		

APPENDIX E

DESIGN REVIEW SUBMITTAL FORM

**** Below Wall Landscaping Only ****

This form should be used for plants and ground landscaping only.

All other items, including but not limited to, tree landscaping, structures, modifications etc. that may or will exceed the height of any perimeter/party/boundary wall must be submitted on the Design Review Submittal Form – Appendix D for review.

Please fill in the requested information as completely as possible. If you have any questions you may contact the office at the above number.

1. Owner's Name: _____ Phone _____

Address: _____ Phase / Lot # _____

2. Specific Plants/ Groundcover:

3 Time period for work to be completed: _____ (*no more than 90 days*)

4 Other information: _____

**Plantings must be identified and selection must be from the
Approved Plant List – Appendix A or Approved Granite List – Appendix C.**

I agree:

- * to maintain all improvements.
- * to comply with the CC&R's, the Design Guidelines and all applicable County/City Building Codes
- * that no work will begin until I have received approval, in writing, from the Design Review Committee

I have reviewed the applicable Sections of the Design Guidelines and by signing this form acknowledge that I am in compliance with these Guidelines. Should it be found that I have falsified any of this information I agree to immediately remove the item in violation and agree to pay a fine up to \$250.

Homeowner's Signature: _____ Date: _____

RECEIPT ACKNOWLEDGEMENT

Community Association: _____ Date: _____

DRC Member: _____ Date: _____

APPENDIX F

Wall Extension Acknowledgement

In accordance with CC&R Section 7.5 Boundary Walls, each wall or fence, which is located between two lots or parcels, shall constitute a boundary wall.

PROPOSED Wall Extension Address:

Your neighbor is submitting a request to extend the boundary wall between your properties. As outlined in Section 7.5, you will be responsible for the maintenance on your side of the new boundary wall; therefore, your approval is required.

I, _____, am the **OWNER** of the property located at _____ . I have reviewed CC&R Section 7.5 Boundary Walls, acknowledge my responsibilities and agree to the proposed wall extension.

Homeowner's Signature

Date

NOTE: The Homeowner on record can only provide this approval. Renters and/or family members cannot accept responsibility for the Homeowner.