



## CROSS CREEK RANCH DESIGN GUIDELINES



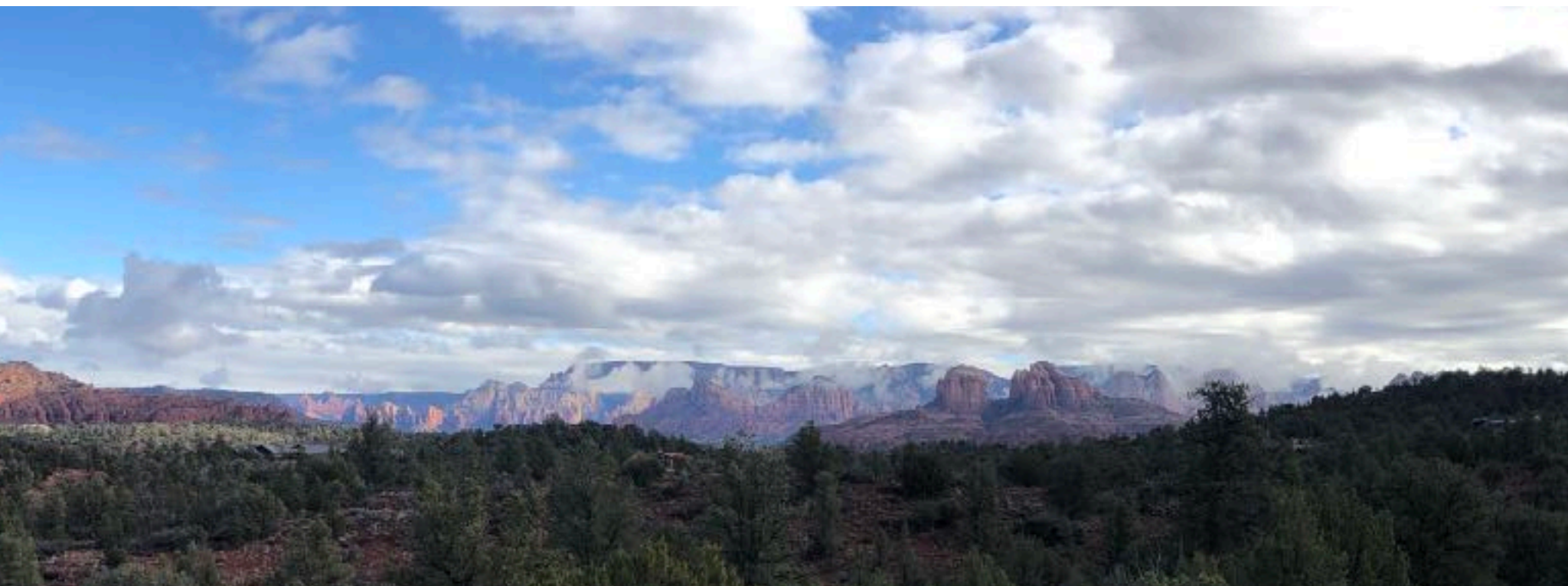


The Architectural Review Committee's ultimate goal is to preserve the natural beauty and the authentic, yet sophisticated, character of Cross Creek Ranch. By supporting architectural quality and distinctive design and a conscious blending of the built environment with the natural environment, these Design Guidelines reflect our efforts to ensure every home and lot owner's experience and investment in Cross Creek Ranch is enhanced.

*Owners are expected to align with this quality architectural vision by building homes with unique authentic style and design richness.*



CATHEDRAL ROCK VIEWED FROM AMBER CLIFFS WAY



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## INTRODUCTION & OVERVIEW



Cross Creek Ranch is an exclusive residential community located southwest of the City of Sedona, in Yavapai County. It is located in the vicinity of picturesque mountains affording exceptional privacy and visual buffering. One of the unique features of this site is its proximity to Oak Creek, which borders the property on three sides, yielding a one-of-a-kind relationship with one of Sedona's most significant natural features.

Cross Creek Ranch is an upscale, gated community with 84 natural home-sites for custom homes. The community includes a hiking/walking trail system that provides access for the residents to Oak Creek, Red Rock State Park and Coconino National Forest.

The purpose of these **Design Guidelines** is to provide an overall framework for residential design that maintains the unique natural beauty of CCR for each home owner, while also inspiring architectural design quality within the community. These guidelines are intended to prohibit certain practices but also permit owners the opportunity to explore personal expression and unique architectural vision. These Design Guidelines will provide standards for architectural and landscape design, outline the process for design review and approval for all projects and describe the construction regulations. These Design Guidelines have been adopted and will be administered by an Architectural Review Committee ("ARC") pursuant to the Declaration of Covenants, Conditions and Restrictions for Cross Creek Ranch (the "Declaration"). Except as set forth in Section VII, these Design Guidelines shall apply to all Lots located within Cross Creek Ranch.

**Owners should keep in mind that these Design Guidelines are dynamic and are modified over time to recognize changing trends and lessons learned.** All requirements in these Design Guidelines include a "grandfather" clause, meaning that an improvement may continue to exist if the design process was legitimately initiated under Design Guidelines that permitted the improvement. This means that standards and processes which the Cross Creek Ranch community permitted or prohibited at one point in time may be unacceptable or endorsed at another date. Therefore, precedents based on past residential construction will not be relevant to the ARC if they violate the most current Design Guidelines.

**The Design Guidelines in place at the time the Owner delivers a Preliminary Design and a non-refundable fee as described in Review Fees & Deposits on page 43 will govern the Owner's project.**



## DEFINITIONS

*The following capitalized words or phrases when used in these Design Guidelines shall have meanings described below. Other capitalized words or phrases not defined below shall have the meaning set forth in the Declaration.*

**“ARC”** means the Architectural Review Committee of the Association.

**“Builder”** means a person or entity engaged by an Owner for the purpose of constructing any Improvement within the Project. The Builder and Owner may be the same person or entity only if qualified, licensed and/or highly experienced (to be determined by the ARC).

**“Building Envelope”** means that portion of a Lot that encompasses the maximum allowable developable area of the Lot, as initially determined by the ARC. Modifications to the Building Envelope can only be made with the approval of the ARC.

**“Construction Envelope”** means the area specified on a Lot within which all construction activity of ARC-approved structures, driveways, parking areas, non-native landscaping, water surfaces, decks, walks and improved recreational facilities must occur. This area must be contained within the Building Envelope and will be determined by the ARC upon approval of final plans and specifications for a Residential Unit. Underground utilities and driveways may be located outside the Construction Envelope.

**“Custom Lot Criteria”** means supplemental criteria to the Design Guidelines, as adopted by the ARC, illustrating Lot specific building limitations, setbacks and driveway locations. The Custom Lot Criteria can be obtained by an Owner from the Association.

**“Excavation”** means any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching, which results in the removal of earth, rock, or other substance from a depth of more than twelve (12) inches below the natural surface of the land or any grading of the surface.

**“Fill”** means any addition of earth, rock, or other materials to the surface of the land, which increases the natural elevation of such surface.

**“Four-sided Architecture”** means all elevations of a Residential Unit are given equal consideration with regard to massing, proportion and composition. Each Residential Unit and Structure will be reviewed as such by the ARC.

**“Indigenous Species”** means a species of plant, whether groundcover, shrub, cactus, or tree, which is found in and natural to the Sedona, Arizona area.

**“Light Reflective Value”** means the reflectivity of a surface measured by a calibrated light meter. The value represents the percentage of light reflected from a space-pure white. White has an LRV value equal to 100% while flat black has an LRV value equal to 0%.



## DEFINITIONS

**“Lot Survey”** means that information obtained through a licensed surveyor depicting existing features, inventory, and Lot configuration.

**“Natural Area”** means that portion of the natural environment lying within a Lot, but outside of the Building Envelope, which must remain undisturbed.

**“Natural Grade”** means the existing contour of a homesite prior to the time any alterations, grading, or site work is done to the Lot.

**“Natural Lot”** means those Lots that remain in their undisturbed condition until commencement of ARC-approved Improvements.

**“Private Area”** means that part of the Building Envelope that is surrounded by walls and is not Visible from Neighboring Property.

**“Residential Unit”** means a dwelling unit for residential use and occupancy, and includes a Structure that is used as a home, residence, or sleeping place.

**“Review Fee”** means the non-refundable fee charged by the ARC upon first submittal of preliminary plans for review. Additional fees also may be charged by the ARC if, in its sole discretion, significant changes occur to the scope of the proposed Residential Unit during the course of the review process.

**“Setback”** means the building setbacks, as indicated on the Cross Creek Ranch final plat, recorded with Yavapai County.

**“Specimen Plants”** means those indigenous species of trees, cacti and other plants of four-inch caliper or greater, as measured at a point one (1) foot above grade.

**“Structure”** means anything other than a Residential Unit constructed or erected on a Lot, the use of which requires location on the ground or attachment to something having location on the ground.

**“Transition Area”** means that part of the Building Envelope that is adjacent to a Natural Area and Private Area and may or may not be enclosed by walls.

**“Walkout”** means that portion of a Residential Unit that is constructed partially underground and has at least one elevation that is visible from the downhill side of a Lot.





ARCHITECTURE



THE AMBER CLIFFS ON A CLOUDY MORNING

Architecture and landscape design must work in harmony with the CCR unique natural setting.

Our primary philosophy is to ensure that the **“built” environment blends with the “natural environment”**, maintaining the unique natural beauty of CCR for every home owner, while also inspiring architectural design quality within the community.



## ARCHITECTURE

### Design Philosophy & Process

Architecture and landscape design must work in harmony with the CCR unique natural setting. It is for this reason we encourage the use of natural materials and indigenous landscaping to soften the impact of structures, and color schemes that result in a subtle blending with the natural environment.

To maintain an upscale quality from all vantage points, Residential Units and other structures will be considered Four-sided Architecture. Architectural interest and design quality is essential. Attention to massing, proportion, composition, dimension, detailing, materials and colors for all elevations shall be used during the design process and will be reviewed by the ARC. Primary elevations (pedestrian/community vantage points) should reflect priority with enhanced design treatments.

**The ARC requires Lot Owners to engage a licensed Architect** for the planning and design development of their new home to ensure a thorough analysis of both the lifestyle needs of the Lot Owner and the unique features of the particular homesite: the site's topography, sun angles, view corridors, relationships to ridge lines, native landscape, common areas and other homesites. The Architect must be engaged through Final Design at a minimum, and to address changes that may be required during the build. A qualified professional Designer may be used alternatively (only when permitted by the ARC in writing).

The ARC reserves the right to require that an Architect demonstrate his/her experience and skill level through a presentation in the form of examples of previous and current projects. This presentation will be reviewed by the ARC to determine context and appropriateness.

Additionally, a licensed Contractor or highly experienced builder is also required to ensure a timely and professional construction process and quality build. The ARC reserves the right to require that a proposed builder demonstrate his/her experience and skill level if there is a reasonable concern.

The Owner of a homesite is responsible for violations of the Design Guidelines as well as any construction regulations. **It is therefore critical to assemble a competent team of experienced professionals.**

The ARC seeks a collaborative and open planning process with the Lot Owner, Architect and Builder. Our open regular meeting process allows for attendance at monthly ARC meetings. Review of design submittals requires notice to the ARC in order to add to the agenda:

- **A Pre-Design introductory meeting** with the ARC, attended by the Owner and Architect, must be included before Preliminary Plans are submitted, to discuss vision and concept, and to collaboratively address any concerns early. Preliminary architectural designs for all Residential Units and Structures must be reviewed and approved by the ARC prior to the preparation of final plans to be submitted to Yavapai County and the ARC.
- **The Preliminary Design submission** should also be attended by the Architect (Owner can also attend), to further conformance with the Design Guidelines prior to finalizing the design.
- **The Final Plan submission** (no in-person meeting required) is based on acceptance of the preliminary submittal, and should include all required plans. (See Section V Design Review Procedures).





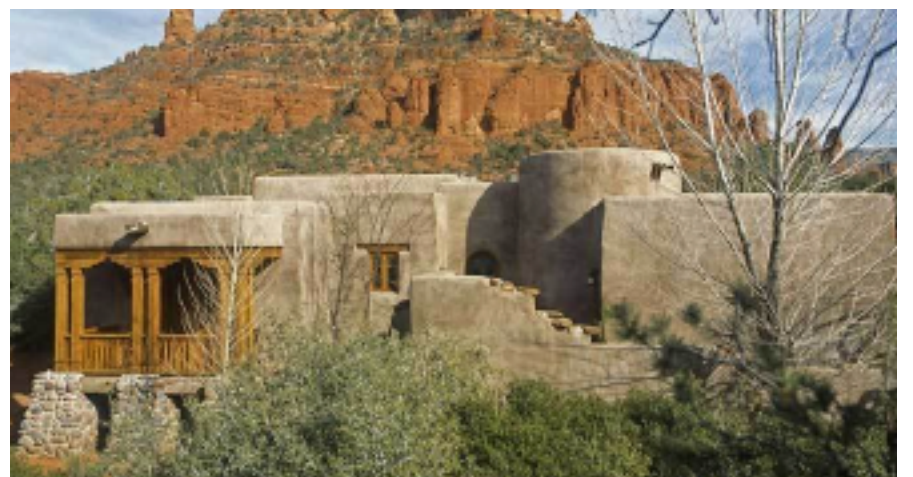
## ARCHITECTURE

### Architectural Theme

The ARC encourages residential design and use of materials and styles appropriate to the Southwest and the high desert of Arizona. Architectural design should be sensitive to and compatible with the natural environment. The goal is to have each home well integrated into its lot, designed with architectural interest, while blending into the natural setting, preserving this special environment and the community as a whole.

**Architectural styles that are encouraged are (see *visual examples below*):**

Contemporary, Modern Rustic Hillside, Southwest, Pueblo, and Craftsman



*Note: Thanks to Design Group Architects, Valdez Architects, and Eric Brandt Architect for permission to use imagery of their work. These images are for reference of Architectural style and inspiration only. Specific homes displayed may not fully comply with current CCR Design Guidelines. There is no CCR ARC endorsement of any specific Architectural firm.*





## ARCHITECTURE

### Elevated Ranch Style

While typical Ranch Style is not encouraged, an **elevated** Mountain Rustic Ranch Style is welcome, with special consideration for these characteristics: *low-pitch rooflines with deep overhanging eaves, cross gabled, side gabled or hip roof design, with large windows along the front of the house, and devoted patio and deck space with extensive landscaping and grounds.* Rustic materials, natural native stone and wood, add to the architectural richness expected for the CCR Ranch Style home.



Shade structures like patios and decks and extensive landscaping and grounds help the home to integrate with the natural environment. Natural materials like native stone, wood and rusted metal help enhance the feel of the elevated Ranch home. Thoughtful window detailing also enhances design richness.



## ARCHITECTURE

### Architectural Theme (continued)

Although many specific details can be found to overlap in a variety of architectural styles, those that are **strictly prohibited** on all Lots due to their general non-compliance with these Design Guidelines are as follows and as may be further prohibited by the ARC:

- Classic Victorian
- Italian/Romanesque
- Renaissance
- Colonial
- Tudor
- Spanish Revival
- Greek/Gothic Revival
- Victorian Gothic
- Neoclassical
- Federal
- Georgian
- French Revival

**Also highly discouraged is a generic home style. Homes in CCR should suggest a custom, upscale character.** The ARC seeks diversity and uniqueness in architectural style when reviewing concepts and plans. ***Homes that lack design richness because of unfocused Architectural style, poor use of materials and architectural design/detailing will be rejected.***

The ARC encourages use of details that will soften, add interest and enhance the architectural design. These details include, but are not limited to:

- Detail and relief of recessed windows, entrances and doors
- Window walls rather than punched windows (based on architectural style)
- Color scheme that complements and blends with the environment
- Breaks in the roofline with elevation changes and offsets
- Structural dimension that breaks up long flat wall expanses
- Shade structures, overhangs, and pedestrian circulation
- Attention to service spaces and orientation
- Use of native/natural stone that represents the stones of this region
- Use of rustic metals and natural materials
- Landscaping that aids the built environment to blend with the natural environment

**On the following page, a few of these examples of architectural details that enhance the design of homes here in Cross Creek Ranch are visualized.**





## ARCHITECTURE

### Architectural Details



Use of native/natural stone that represents the stones of this region, combined with landscaping help built environments blend with the natural environment. Breaks in the roofline with elevation changes and offsets also add to the sophistication of design.



Overhangs, shade structures, and pedestrian circulation can add architectural interest and enhance indoor/outdoor feel. Structural dimension breaks up long expanses.



Recessed windows, other authentic design treatments, and patio structures extending specific Architectural themes add to the quality perception and diversity within CCR.



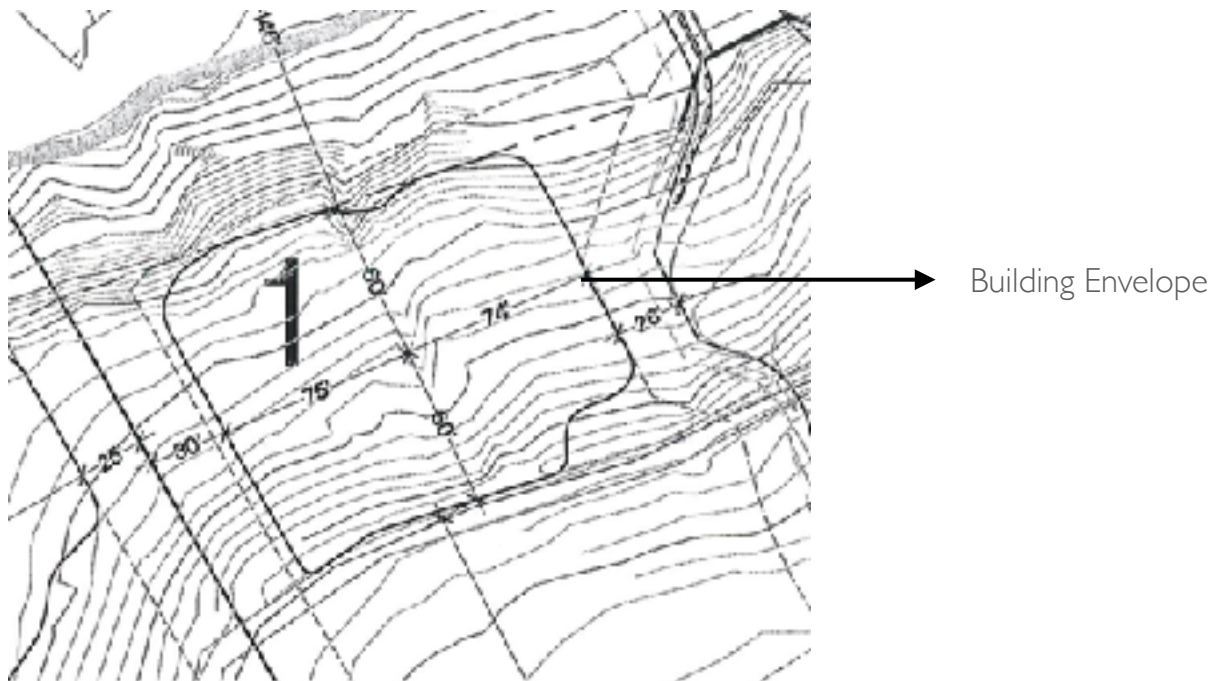


## ARCHITECTURE

### Building Orientation

The location and orientation of the Residential Unit and Structures within a Building Envelope must be approved by the ARC prior to submittal to the County for construction permits.

### Building Envelope



Subject to the provisions of the Declaration, the Building Envelope is the portion of each Lot within which all Improvements must be built and alterations to the existing landscape may be permitted. The Building Envelope is depicted on the individual Custom Lot Criteria supplement given to each Owner upon acquiring a Lot from the Declarant or available from the Association. The most appropriate size and location of the Building Envelope for each Lot has been identified in the Custom Lot Criteria based on an analysis of the natural features of the Lot, view relationship to adjacent Building Envelopes, topography and setbacks. The civil engineered revised topo shall match the recorded plat datum. **No improvements shall be constructed or installed and no disturbance to the natural area outside of the Building Envelope shall occur on a Lot, except those as described in Section 3.6 of the Declaration.**

Slight modifications to the Building Envelope may be made by the ARC upon application of an Owner as part of the design review process. Proposed additions to the Building Envelope must be accompanied by reductions of an equal area of the Building Envelope. The ARC may allow such modifications to the Building Envelope when, in the sole discretion of the ARC, such a modification does not affect the view corridors from surrounding Lots, privacy of neighboring homes, natural features and vegetation on the Lot and the overall character of the development. Modifications to Building Envelopes approved by the ARC are subject to final approval by the County. No shifting of entire envelope is permitted.

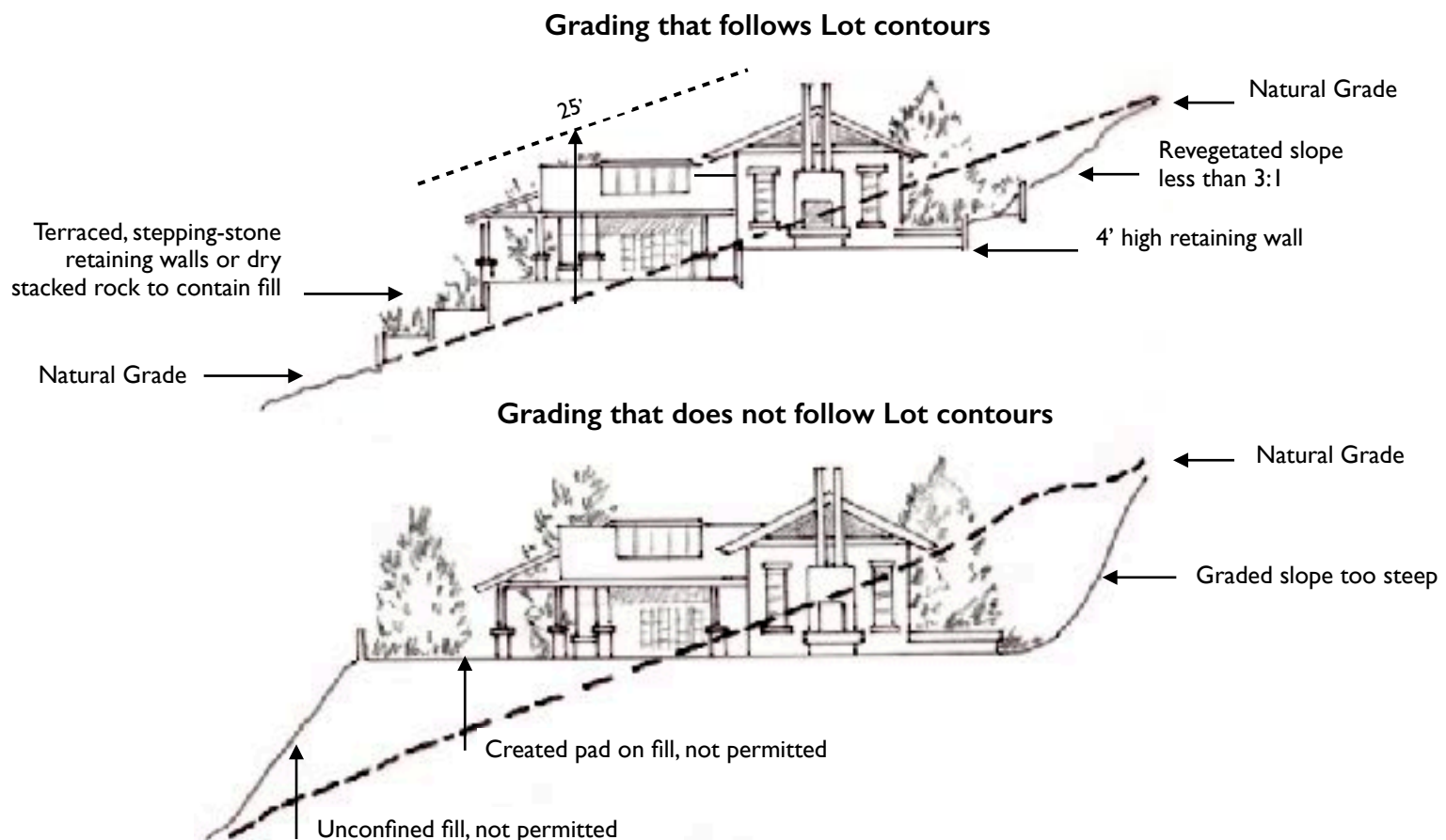
No Lot shall be further subdivided or separated into smaller lots or parcels by any Owner, and no portion less than all of any such Lot shall be conveyed or transferred by any Owner. Two or more Lots shall not be combined to create fewer lots than originally shown on the Plat.



## ARCHITECTURE

### Site Work

Owners are encouraged to alter as little of the site as possible from its original condition, protecting existing vegetation, top soil/top rock, watersheds and drainage ways wherever possible. Typically, **homes should be nestled into the land, remaining low, in order to be a part of the site rather than being perched on it**, which may result in unnecessary height of the home.



Residential Units and Structures should step following slopes, using split and multi-level solutions wherever possible to follow existing contours and achieve a balance of cut and fill. When the construction is finished, the earth around the Residential Unit and site wall shall lie against the walls as nearly as possible to the original angle of slope. **No excavation, grading or tree removal work shall be performed on any Lot without the prior written approval of the ARC.**

Once a preliminary plan is well defined, it is required that the corners of the buildings be staked on the un-graded site and elevations taken at each corner with a transit. With this information, it is often possible to determine exactly how to adjust the design to minimize the height of the home or Structure and conform the buildings to the existing contours. The impact of the proposed home on other properties and/or Common Areas with respect to privacy, view preservation, and ease of access must be considered. Except for improvements for which the Owner has obtained ARC approval:

- No excavation or fill shall be created or stored upon any Lot
- No change in the natural or existing drainage for surface waters shall be made upon any Lot
- No Specimen Plants shall be damaged, destroyed, or removed from any Lot outside of the Construction Envelope that has not been first approved by the ARC.



## ARCHITECTURE

### Site Work (continued)

Subject to the provisions of the Declaration, in the event of any violation of the above, the Association may cause the Lot to be restored to its state existing immediately prior to such violation; or, the Association may cause to be replaced any specimen plant which has been improperly removed or destroyed with such other plant that the ARC may deem appropriate. The Association also may exercise any other right or remedy available to it under the Declaration or applicable law.

### Driveways

The recommended location of entry driveways may be identified on the individual Custom Lot Criteria and are subject to review by the ARC. Driveways (and associated parking spots) shall be designed to blend with surroundings as much as possible, minimally impacting the presence of existing native plants on the Lot.

All driveways must flare at the intersection with a street. The width of the driveway flare shall not exceed twenty (20') wide. After the flaring, driveways shall be a maximum of sixteen (16') feet wide and are permitted to widen within the Building Envelope. Where driveways cross drainage ways to enter a Lot, the Owner must provide a culvert with natural stone headwalls. Circular driveways are permitted so long as there is only one driveway approach no wider than sixteen (16) feet.

All driveway materials shall consist of the following materials: pavers, integrally-colored concrete, and exposed colored aggregate concrete. Feature "bands" of separate materials may also be approved by the ARC. Other surfaces may be reviewed and considered by the ARC on a Lot-by-Lot basis. **No industry-standard gray concrete, asphalt or gravel driveways will be allowed.**

### Garage and Parking Spaces

Each Lot shall contain parking space within an enclosed garage for at least two automobiles and additional parking space within the Building Envelope to accommodate two guest vehicles. The location and surface material of such additional parking spaces is subject to review and approval by the ARC. Carports are not allowed. Garages shall contain enough storage for vehicles & equipment (including recreation vehicles, trailer, lawn & gardening equipment, etc.)

Main garage openings should be oriented away from views from the street and other Common Areas and/or screened. Garage doors must be integrated with the design of the Residential Unit in material and massing, and shall not exceed a height of twelve feet (12'). All garage doors must be recessed a minimum of one (1) foot from the front plane of the garage. The use of windows in garage doors is discouraged. If windows are used, the following requirements must be met: 1) interior lighting must be placed on timers, and 2) windows must be tinted to an emissivity of no more than 25%.

Recreational Vehicle (RV) garages will be considered on a case-by-case basis. Garages may not be used or converted for living or recreational activities without the approval of the ARC. Detached garages shall be visually integrated with the Residential Unit and are only permitted when in compliance with applicable building codes.





## ARCHITECTURE

### Size and Massing

The Declaration requires a **minimum livable area above grade of 2,500 square feet** and a maximum livable area of 12,000 square feet, as further defined in the Declaration. Regardless of size, **an elevated Architectural Design approach with careful detailing is required.** Any second story shall not have a square footage of more than 35% of the square feet in the first floor, including the garage, and must be integrated into the design, not perched on top. Second story patios surrounded partially by three walls or covered by a roof or shade-providing structure shall be included in the second story square footage.

Massing is the arrangement of three-dimensional building solids that form the exterior of the home. Each Residential Unit must be composed of multiple masses with each mass distinguished by a vertical and horizontal offset. For example, to avoid a boxy appearance, three distinctive forms with clear offsets result in more architectural interest, less overall scale, more shade and shadow allowing a better blending with the natural environment.

Building massing shall be responsive to the architectural style in design and scale and as well as the layout of each custom Lot. A composition of smaller elements has the ability to yield a more comfortable scale instead of one large element. Alternative methods of reducing the visual appearance of large massing should be thoughtfully considered. Large continuous vertical and/or horizontal wall planes should be avoided, wherein the ARC may require architectural relief.

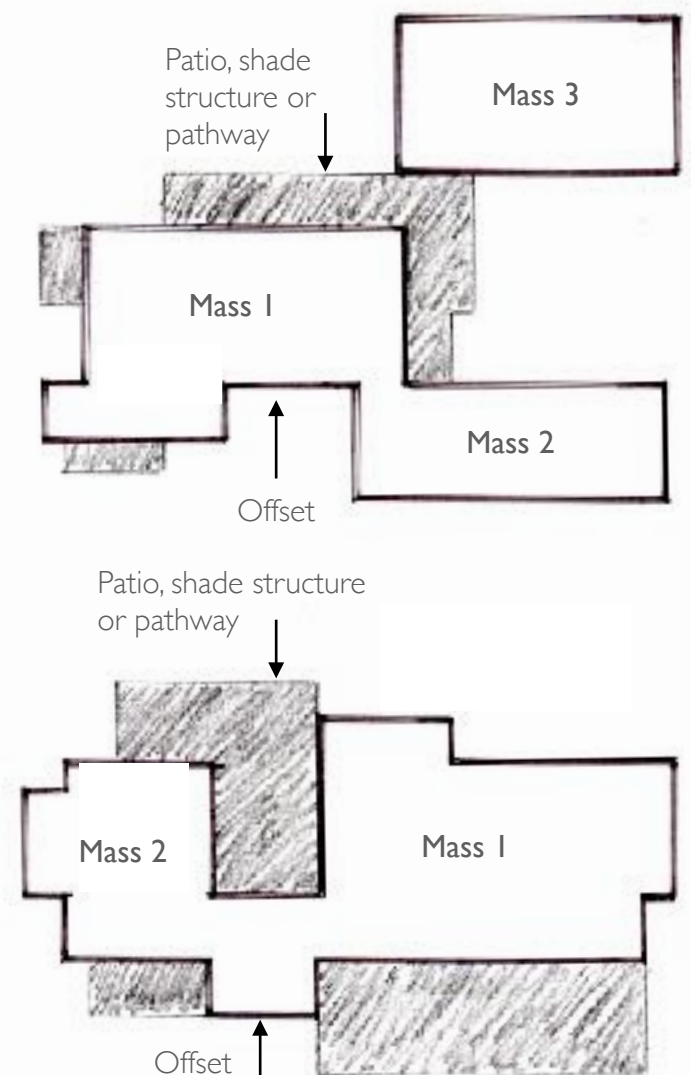
Blank walls longer than 12' in length must be broken up with architectural relief, i.e. windows, planters or other architectural features approved by the ARC. Any foot print wall which measures greater than 35' in length must contain a minimum of 24" horizontal wall offset, also expressed in the roofline. Vertical wall planes exceeding 18' height must contain a vertical offset or approved architectural relief.

### Columns and Support Posts

Support columns of a deck must be of substantial size and material to proportionately complement the overall building mass. Any supporting columns that are 12' or less in height must be at least 16" x 16". Supporting piers that are more than 12' in height shall be a minimum of 24" x 24" or be larger in size than the upper columns. Minimum upper support post size shall be 10" x 10", with posts taller than 10' increasing in size 1" for each 1' in height.

### Height of Residential Units and Structures

The ARC discourages, and has the right to prohibit, the construction of any Residential Unit or Structure which would appear excessive in height when viewed from the street or other Lots in Cross Creek Ranch neighboring properties. In order to help preserve view corridors, respect the privacy of adjacent Lots and relate to the





## ARCHITECTURE

### Height of Residential Units and Structures (continued)

topography and landscape, low profile buildings are encouraged at Cross Creek Ranch. Portions of a Residential Unit, such as Walkouts, may be sited below grade subject to ARC review and approval.

The Cross Creek Ranch terrain varies significantly. No portion of any Residential Unit shall exceed the immediately adjacent natural grade by more than twenty-five (25) feet, as measured to the midpoint of a pitched roof or the top of the parapet of a flat roof. Wherever possible, grade-adaptive architecture shall be used in order to maintain the pre-existing contour of the topography with the Residential Unit. In other words, the roof line of the Residential Unit shall follow the same line as the contour of the Lot whenever possible.

No Residential Unit shall be constructed with a second story having a number of square feet more than 35% of the square footage in the first floor, including the garage. Special allowance for multiple story Residential Units on secluded "out-of-line-of-site" Lots or Lots indicated as such on the Custom Lot Criteria will be considered by the ARC on a case-by-case basis.

Building projections such as chimney flues will be reviewed on an individual basis by the ARC and their compliance with the height restrictions determined accordingly. Chimneys will not be held to the 25-foot height requirement but they shall be as low as reasonably possible and shall adhere to building codes.

**In order to ensure compliance to the height restrictions imposed by these Design Guidelines, the following procedures must be followed:**

- As part of the final site plan submittal and prior to any site work being undertaken, the Owner/Builder shall, at his or her expense, have a licensed Arizona land surveyor or civil engineer establish permanent bench marks outside of the proposed area of disturbance and establish the elevation of Natural Grade adjacent to the highest elevation points of the Residential Unit.
- During construction, the elevation of finished floor, roofs of the Residential Unit or Structures shall be established, and compliance with approved plans shall be certified by a licensed Arizona land surveyor or civil engineer and placed on file with the ARC. At any time during or after framing, the ARC may require the Owner/Builder to certify that the finished height of the Residential Unit or Structure complies with these requirements.

### Exterior Materials

Design elements on all sides of the Residential Unit and Structures should be compatible with the **primary** highly visible elevations. Finished building materials shall be applied to all exterior sides of Residential Units and Structures. Architectural elements such as, but not limited to, window design, masonry, exterior veneers, cornice detailing, column design and railing details should be integrated throughout the Residential Unit. Primary elevations (key community vantage points) should be **designed for maximum visual impact**, while secondary elevations (limited or no community vantage points) must integrate appropriately.

Materials, colors and textures should complement and **blend** with the natural surroundings and the architectural style used. This is why we encourage use of natural materials. Each Residential Unit shall include a minimum of three (3)



## ARCHITECTURE

### **Exterior Materials (continued)**

exterior wall surface materials. **These materials should be integrated into the design with structural dimension,** not simply a flat surface treatment.

Permitted exterior finished materials include plastered unit masonry, adobe block, natural stone, southwest stucco finishes, clapboard, wood or fiber-cement siding or shingle, slate and natural log. Accent panels of metal, wood or natural stone may be utilized if approved by the ARC. The use of natural stone and other natural materials is highly encouraged. The use of synthetic or cultured materials may be approved by the ARC on a case by case basis based on quality, look, and feel. Vinyl siding, highly synthetic materials and CMU fired common brick will not be permitted. All exterior materials shall be selected with fire mitigation in mind. (Refer to Appendix B for further details.)

### **Exterior Colors**

The exterior colors of all Residential Units and Structures shall be approved by the ARC. Colors of high reflectivity, saturation and intensity, and/or Primary colors are not allowed. Any color used must also be appropriate to the level and style of architecture and should complement the surrounding improvements and existing environment. Colors that blend with the natural environment of the homesite are most favorable. For example, the use of a saturated green as a primary surface color can 'stand out' too strongly rather than 'blend in' with the natural environment. However, softer, gray greens or taupe tend to blend more quietly, which is preferred. Specific exterior material colors (including, as applicable, main body color, trim color, roofs, window frames, doors and accent color) shall not exceed a 25% Light Reflective Value (LRV) and shall be submitted as samples for specific ARC approval. (?)

Consideration of LRV and visual contrast of window treatments visible from the exterior of the home is encouraged, ideally also not exceeding a 25% Light Reflective Value.

Plans and specifications submitted to the ARC shall include details of the exterior color scheme, including all exterior surfaces. ARC may require a one (1) square foot minimum sample color panel of both principal and accent colors, and any other physical samples determined by the ARC to be necessary for approval.

Any repainting or redecorating of exterior surfaces shall also require submittal of a color scheme to the ARC for approval unless repainting with the same colors.

### **Building Projections**

All projections from a Residential Unit or other Structure including, but not limited to, chimney flues, vents, gutters, downspouts, utility boxes, porches and pergolas, railings and exterior stairways shall coordinate with the surface from which they project in terms of color, texture and materials. All building projections shall be contained within the Building Envelope.

### **Roofs**

The roof structure (or "fifth side") of the proposed Residential Unit must complement the surrounding natural environment, and be sufficiently irregular to break up anything which would otherwise be too boxy. Owners/Architects shall be sensitive to the adjacent home sites that are higher in elevation to the proposed Residential Unit by ensuring that the roof also does not demand undue attention.





## ARCHITECTURE

### Roofs (continued)

As is the case with building materials, all roofs shall be of a material compatible to the architectural style used in terms of texture and color. Reflective materials are not permitted for roofs. If solar panels are planned, either at the initial build or a future date, the roof material selection should be dark in order to blend as much as possible with the solar panels. Lighter roofs with dark solar panels create a strong visual contrast which negatively effects the overall appearance.

*Solar Panels on a lighter roof stands out strongly, but on a darker roof blends in visually*



Pitched roofs shall be any roof area having a slope equal to or greater than two (2) vertical inches per twelve (12) horizontal inches ranging up to a slope of twelve (12) vertical inches per twelve (12) horizontal inches maximum. The ridgelines of pitched roofs shall not extend more than fifty (50) feet in any direction without either a vertical or horizontal change in direction. Pitched roofs and the related massing of elements shall create rooflines compatible with the character of the topography. Pitched roofs shall not descend closer to finish grade than seven (7) feet.

Permitted pitched roof materials consist of clay tile, concrete tile, slate, rusted corrugated and treated or painted standing seam metal. The color of pitched roofs shall conform to the color standards as outlined by the ARC. Pitched roofs shall be finished with a visually aesthetic material which shall exhibit muted earth tone colors. Pitched roof colors shall complement the exterior wall color of the Residential Unit or Structure. Dominant colors such as white and red detract from the natural colors of the environment and will therefore not be permitted. Overhead screens, shade covers, patio roofs and other similar Structures shall be constructed of materials and colors to match or complement the main roof. An Owner-provided sample of proposed pitched roof materials and colors will be reviewed by the ARC during the submittal review process on a case-by-case basis.

Flat roofs and the related parapet walls shall create rooflines compatible with the overall character of the existing topography. Flat roofs shall be enclosed by a parapet wall that is a minimum of eighteen (18) inches taller than the immediately adjacent flat roof surface (unless using a contemporary architectural style that requires a minimized roof – which must be approved by the ARC). Continuity of parapet walls in flat roof areas is required. Flat roofs shall be finish coated with an acceptable material to color blend with the exterior wall color of the Residential Unit or Structure that meets building and fire codes. White, off-white, or reflective finished-coated flat roofs are prohibited. An Owner-provided sample of proposed flat roof materials and colors will be reviewed by the ARC during the submittal review process. All proposed flat roof materials and colors will be reviewed on a case-by-case basis.



## ARCHITECTURE

### **Roofs (continued)**

All vents and other projections shall be colored to match the finished roof material color and shall be grouped together away from areas visible from neighboring properties. No mechanical equipment of any kind (except for approved solar installations) will be permitted on roofs.

### **Windows, Skylights, Solar Tubes and Glass Block**

Openings for windows and doors should be proportional to the structure and form of the residence with styles consistent with the architecture. Openings of unusual shapes and sizes and that distract from the overall design of a residence shall be avoided. The use of colored, reflective, or mirrored glass is not permitted. All windows shall be recessed a minimum of 2" as not to appear pasted onto the exterior walls, unless the Architectural style provides an alternative high quality solution. Windows and clerestories of anodized aluminum, baked enamel or wood are preferred for the natural climate.

Skylights should be integrated into design of the roof, and be consistent with the materials of the Residential Unit. When used on any roof, a skylight must be darkly tinted, of a low profile and screened so that it will not be visible from neighboring property. Skylights and passive solar windows will be permitted on pitched and flat roofs on a case-by-case basis and must be integrated in the roof design. Glazing must be a color compatible with adjacent roof color. No white or clear skylights will be permitted.

Unless otherwise approved by the ARC, glass block will only be allowed on a limited basis in those interior Private Areas in which additional natural light would be beneficial, such as bathrooms. Glass block must be recessed when used. All window recesses must conform to the architectural style.

Solar Tubes will be permitted provided they are submitted and approved by the ARC. They shall be located in the least visible location on the roof, as seen from Common Areas or adjacent Lots, with flashings painted to match the roof color.

### **Patios and Courtyards**

**Patios and courtyards shall be designed as an integral part of the architecture**, adding architectural interest and opportunity for design richness. of the Residential Unit so they provide shade and protection from the sun (when designed in conjunction with the walls of the Residential Unit) and seclusion within the Private Area of the Residential Unit. By orienting these outdoor spaces inward, encroachment of the environment will be minimized and natural airflow will be maintained.

### **Awnings**

Awnings shall be retractable and colors shall complement the Residential Unit exterior. Permanent awnings designed as architectural features will be considered on a case-by-case basis by the ARC.



## ARCHITECTURE

### Exterior Lighting

The purpose of this section is to establish guidelines and requirements that provide Owners with adequate exterior lighting. Although a proposed residence may be technically compliant with these guidelines and requirements, the **ARC reserves the right to reject proposed exterior lighting if the terrain, location, and outdoor living space of the Lot and the design features of the Residential Unit create a high probability that neighbors will be exposed to unwanted light and glare.**

All exterior lighting shall conform with the Yavapai County Dark Sky Ordinance, as amended from time to time, which limits the amount and type of lighting allowed on residential properties. Outdoor lighting will be considered by the ARC only if it is limited to a small area within the Building Envelope, meets the requirements Yavapai County Dark Sky Ordinance, and will not result in excessive glare.

The ARC will review proposed lighting installations in the field if requested by the Owner in writing. If lighting proposals are not substantially in conformance with the following guidelines, the ARC may require that the proposed design be demonstrated in the field for ARC review.

**1. Uses** - Exterior lighting includes light sources that are located outside the home. As dictated by Yavapai County, all exterior lighting fixtures shall be concealed from view. No spotlights, flood lights or other high intensity lighting shall be placed or utilized upon any Lot that in any manner allowing light to be directed or reflected unreasonably upon any other Lot. Exterior lighting will be considered by the ARC for the following purposes:

- (a) Safety Lighting - Low voltage (20 watt / 250 lumens maximum) lighting mounted in a low profile manner may be used to illuminate vehicular and pedestrian circulation.
- (b) Security Lighting - This lighting is intended to provide bright illumination during emergency situations only, which may include unauthorized trespass, unusual or threatening sounds and/or activities. It shall be circuited and controlled separately by manual operation from any and all other lights.
- (c) Recreational Lighting - This lighting is intended to illuminate exterior living areas, such as patios, pool decks or landscaping behind walls or in Private Areas. Recreational lighting may often serve as safety lighting, and safety lighting may sometimes contribute to the visual enjoyment of the landscape. Safety and recreational lighting functions shall be circuited and controlled separately.

**2. Limitation of Upwardly Directed Lights** - Upwardly directed lights shall be limited to illumination of only large, mature specimen trees or other focal items as approved by the ARC and must be limited to a total of 650 lumens or three (3) light fixtures, whichever is less.





## ARCHITECTURE

### Exterior Lighting (continued)

**3. Driveways** - A maximum of three (3) upwardly directed lights mounted in the ground (or such other number as may be determined by the ARC for specific Lots) may be used to illuminate an approved tree(s) at the driveway intersection with the street.

**4. Wattage** - The maximum wattage of any exterior light fixture shall be 650 lumens.

**5. Mounting** - Unless otherwise approved by the ARC, exterior lighting shall be mounted as follows:

- (a) Flush with grade or post mounted not exceeding eighteen (18) inches above grade.
- (b) In or upon a wall not exceeding eight (8) feet above grade.

**6. Shielding** - Light sources (lamps and bulbs) of **all exterior lighting shall be completely shielded** from view to eliminate glare from normal standing, sitting or driving view angles from any neighboring Lot or Common Area. For example, lantern type fixtures with an exposed bulb will not be permitted. Particular care shall be taken when lighting homes that are visible from land at lower elevations.

**7. Orientation** - All exterior lights shall be considered either up-lights or down-lights in accordance with the following requirements:

- (a) **Up-lights** - Must be aimed so that the focus of the light source is within ten (10) degrees of vertical. An exception would be those fixtures mounted below a roofed patio area that are aimed upward. The light source of such fixtures shall be fully shielded behind the eaves and therefore such fixtures will not be counted in the maximum number of allowable up-lights. Up-lights that cause light spill into the night sky will not be approved.
- (b) **Down-lights** - No maximum number of downward directed lights has been determined. However, they shall be mounted in an approved manner and shall be aimed downward within ten (10) degrees of vertical and shielded so that no light source may be visible. The ARC, in its sole discretion, reserves the right to reject a downwardly directed light if it appears excessive, inappropriate or not in conformance with the lighting philosophy of Cross Creek Ranch.

### Solar Application

Arizona State statutes (A.R.S. §33-1816, A.R.S. §44-1761 and A.R.S. §44-1762) allow the installation of solar devices in communities that have restrictive covenants in their governing documents. However, the law permits those communities to require modifications that reduce the visual impact of the panels. These modifications must not prevent the installation of the device, impair the functioning of the device, or adversely affect the cost or efficiency of the device.



## ARCHITECTURE

### **Solar Application (continued)**

When solar panels are planned, either at the initial build or a future date, the roof material selection should be dark in order to minimize the visual impact to the community. Lighter roofs with dark solar panels create a strong visual contrast which negatively effects the overall appearance. *(See page 21 for illustration)*

Solar collectors can result in excessive glare and reflection and will be carefully considered by the ARC. Cross Creek Ranch encourages any homeowner contemplating the installation of solar devices to consult with the ARC prior to entering into any contract with a solar provider. Consequently, all solar installations shall be submitted for review and approval by the ARC prior to installation. All material that supports the devices shall be colored or anodized to match the roof color or the panel color to the extent possible. No reflective bright work will be permitted.

### **Walls, Fences, Gates**

Walls of unit masonry with stucco or stone may be used for privacy, to delineate the Private Areas from the rest of the Building Envelope and as screening for cars and service areas of the Residential Unit. They should be a visible extension of the architecture of the Residential Unit and must be located within the Building Envelope. The colors of exterior walls must conform to the same color standards as described in **Exterior Colors**. They may not be used to delineate Lot lines or to arbitrarily delineate the Building Envelope and/or Construction Envelope. Gates shall use materials that complement the color standards and overall architectural theme of the Residential Unit.

Privacy or screen walls and fences shall not exceed six (6) feet in height from the lowest Natural Grade adjacent to the outside wall or fence unless otherwise approved by the ARC.

Fencing outside the Building Envelope is permitted only on Lots that abut the Coconino National Forest, provided that fencing on such Lots shall be limited to areas along the exterior boundary of the project where fencing exists as of the date of the declaration. All such fencing abutting the Coconino National Forest shall be maintained in its current condition by the applicable Lot Owner and any repair or replacement of such fencing shall be subject to the review and approval of the ARC.

Fences may be used to enclose specific use areas within a Lot. See “Landscape Walls and Fences” under Section III of these Design Guidelines and also Section 3.5 of the Declaration for additional fencing restrictions.

### **Service Yard**

Walls are required as screening for a service yard, if any, to enclose above-ground garbage and trash containers and other outdoor maintenance, pool and service facilities. These walls must be of sufficient height to conceal equipment so that it is not visible from any neighboring property.





## ARCHITECTURE

### **Machinery and Equipment**

Approval by the ARC of placement of machinery, fixtures or equipment of any type, including but not limited to, generators, heating, cooling, air conditioning and refrigeration equipment, shall be conditioned upon proper screening or concealment so as not to be visible from neighboring property. Any such screening or concealment shall be (i) solid and integrated architecturally with the design of the Residential Unit or Structure, (ii) constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components, and (iii) structurally stable in accordance with sound engineering principles. No air conditioning units or appurtenant equipment may be mounted, installed or maintained on the roof of any Residential Unit or Structure on a Lot so as to be visible from neighboring property. Ground mounted air conditioning units shall be concealed by a solid enclosure so that such units are not visible from neighboring property. Wind turbines are not allowed. All pool equipment shall be screened so as not to be visible from neighboring property.

### **Storage Tanks**

All tanks, pumps or similar storage or pumping facilities shall be installed or constructed underground, and be located within the Building Envelope unless an alternate location is approved by the ARC.

### **Home Identification**

Detached address identification signs for a Residential Unit shall be installed by the individual Lot Owner and must relate to the architectural style of the Residential Unit. No additional signage detached from the Residential Unit will be permitted, except temporary construction signs or others approved by the ARC and signs permitted by the Declaration or by applicable statutes. Back-lighting of identification will be considered by the ARC, but ground-lighted Structures will be limited to a maximum of two (2) lights per Structure with a maximum of 20 watts (250 lumens) per light.

### **Guest House**

A guest house (or casita) will only be permitted as outlined in the County ordinances. Where permitted, such Structures shall be designed as a single visual element with the Residential Unit and shall be visually connected by walls, courtyards or other major landscape elements.

### **Ancillary Structures**

All ancillary Structures, including but not limited to ramadas, gazebos, and pool pavilions, shall be designed in the same architectural style as the main Residential Unit, including use of colors, exterior materials, and landscaping. They must be visually connected by approved walls, courtyards, fences or other major design elements and must not exceed the height of the Residential Unit.



## ARCHITECTURE

### **Fire Protection System**

In accordance with the requirements of Yavapai County, All Residential Units must include interior fire sprinkler systems per the National Fire Protection Association (NFPA) 13, 1999 Edition.

### **Ornamental Objects**

Exterior ornamental objects such as, but not limited to, metal, ceramic or wood sculptures, fountains, ponds, statues and plastic characters will be considered by the ARC. These objects are not permitted in front or street side yards. Approved fountains may be installed in rear yards and front walled courtyards only, shall be limited in height to five (5) feet above finished grade of the Lot and shall be compatible with the architectural character of the home.

### **Flags and Flag Poles**

Flagpoles and flags are governed by A.R.S. §33-1808 and the National Flag Code. The Association shall allow the outdoor front yard or backyard display of any of the flags set forth in A.R.S §33-1808 (A) as amended.

The following rules shall apply to the display of flags:

- No more than two (2) flags may be displayed on one Lot at any time and shall not exceed 3' x 5' in size.
- Flagpoles shall be metallic with non-reflective satin or bronze finish, illumination, if requested, shall be downward directed from the top of the pole.
- Flagpoles installed on Lots shall not exceed the height of the rooftop of the Residential Unit, as measured from finished grade.
- Display of flags also shall be permitted by a bracket mounted on the Residential Unit or by other methods approved by the ARC. Brackets shall be painted to match the color of the Residential Unit where the bracket is attached. All flags shall be of reasonable size as determined by the ARC.
- Decorative flags shall only be displayed in rear yards.

All displays of the American flag (and, if applicable, any other flag) on Lots must be in a manner consistent with the Federal Flag Code (4 USC Sections 4 through 10).

### **Antennae/Satellite Dishes**

Antennae one (1) meter or less in diameter or diagonal measurement that are designed to retransmit signals from nearby telephone cell towers, receive signals from direct broadcast satellites (DBS), receive video programming services from multi-channel multi-point distribution (wireless cable) providers (MMDS) or receive television broadcast signals (TVBS) may be placed, installed, or kept on a Lot if the antenna complies with the following restrictions:

- The antenna shall be placed on the Lot in such a manner as to not be visible from neighboring property unless it is impossible to do so without impairing the user's ability to receive signals from a provider of telephone cell service, DBS, MMDS or TVBS.





## ARCHITECTURE

### **Antennae/Satellite Dishes (continued)**

- The first choice of the placement shall be upon the ground within the Building Envelope. The dish shall be painted an appropriate color and screened with approved plant material from the adjacent properties and street view. Location and screening method must be approved by the ARC.
- If the antenna cannot be placed on the Lot in such a manner as to not be visible from neighboring property without impairing the user's ability to receive signals then the antenna shall be screened by landscaping or by some other means to reduce to the greatest extent possible its visibility from neighboring property.
- If the antenna is mounted on a Residential Unit or other Structure and is visible from neighboring property, the antenna shall be painted a color that will blend into the background against which the antenna is mounted, unless the painting of the antenna would impair the user's ability to receive signals.
- An antenna that is less than one (1) meter in diameter and is designed to receive video program services from MMDS or an antenna designed to receive TVBS may be mounted on a mast which does not exceed 12' in height above the roof line. However, the mast shall be no higher than the height necessary to establish line of sight contact with the transmitter. If the mast or antenna is visible from neighboring property, the mast or antenna must be painted a color that will blend into the background against which the antenna is mounted, so long as the painting of the antenna does not impair the user's ability to receive signals from the telephone, MMDS or TVBS provider.

A restriction contained in this section shall be deemed to impair the user's ability to receive signals from a provider of cell telephone service, DBS, MMDS or TVBS if compliance with the restriction would unreasonably delay or prevent installation, maintenance or use of the antenna, unreasonably increase the cost of installation, maintenance or use of the antenna or preclude reception of an acceptable quality signal.

### **Community Fiber Optic Cable**

During the summer and fall of 2021 CCR Owners voted to have Lumen (formerly known as CenturyLink) install a fiber optic cable in the community for the purpose of providing high-speed, internet service. New homes built in CCR will be billed for this service by Cross Creek Ranch (at rates approved by CCR owners) whether the new home connects to the fiber optic cable or not. The following are required to complete the fiber optic installation:

**Step 1** - One 2-inch conduit must be installed by the Owner (or his contractor) from the green pedestal on the side of the road to the point of entry to the home. This conduit can be terminated on the outside of the house (or in an alternate, accessible location like a garage or equipment room) usually close to the point where utilities enter the home. A 120-volt GFI receptacle is required at this location. Lumen will use this conduit to run the fiber cable to the home. CCR recommends that a second 2-inch conduit be installed as a spare for future installations.

**Step 2** - From the point where the conduit terminates outside the home (or in the garage/equipment room) the owner is responsible for running a CAT6 ethernet line to the location where the modem/wireless router will be installed in the home (eg, office or utility room). Although not required, it is suggested that this CAT6 ethernet line be run through a 1-inch conduit.



## ARCHITECTURE

### Community Fiber Optic Cable (continued)

**Step 3** - Lumen will install a small junction box at the location where the 2-inch conduit (installed in Step 1) from the street terminates (outside the home or in the garage/equipment room). This junction box will house a converter that will connect the fiber optic cable to the CAT6 line (installed in Step 2) that originates at this location. The junction box and converter will require power from the 120-volt GFI receptacle discussed above in Step 1.

**Step 4** – Lumen will install a modem/wireless router in the home at the point where the CAT6 ethernet cable (installed in Step 2) terminates.

### Water and Sewer Connections

Domestic water and sewer service to CCR Community is provided by the Association. Owners are billed for water and sewer usage directly by CCR at rates approved by the CCR owners. The following are required to complete the installation of CCR water and sewer services:

- Owners are responsible for making connections to CCR water and sewer services. These connections must be made without modifying the incoming CCR water and sewer lines.
- A grinder pump must be installed by the Owner between the Residential Unit and the CCR sewer connection.
- Given the hot /dry climate and limited water available to the CCR Community, water conserving accessories, appliances and facilities are **strongly encouraged** within each Residential Unit and for landscaping and other improvements that require water. Such facilities shall include, but not be limited to, low flow shower heads, flow reducers on faucets, water conserving lavatories, washing machines and dishwashers.

### Installation of Sewage Grinder Pump

The installation of a sewage grinder pump shall be required for each Lot. To reduce the risk of incompatibility with the sewage disposal system, the Association requires that the pump be installed on the Lot by a contractor with grinder pump installation experience. The Association recommends the installation of an Environmental One Corporation ([www.eone.com](http://www.eone.com)) pump or equivalent.





LANDSCAPE DESIGN



THE MAJESTY OF CATHEDRAL ROCK

Landscaping is critical for softening the built environment to quietly fit with the natural environment.

It is for this reason we encourage the use of natural materials, indigenous plant landscaping, and color schemes that result in a subtle blending with the natural environment.



## LANDSCAPE DESIGN

### **Site Drainage & Grading**

Site grading shall be accomplished with minimum disruption to the Lot, and when finished shall not result in any change in drainage onto adjoining Lots and Common Areas nor cause a condition that could lead to soil erosion. Natural water drainage patterns existing prior to grading must be preserved. Developing a proper drainage plan shall be the responsibility of the Owner. Existing roadside drainage patterns shall be maintained where driveways intersect streets. Rectifying any drainage damage that may occur from one Lot to adjacent Lots or Common Areas because of a change in natural conditions shall be the responsibility of the Owner of the Lot that caused the change in drainage flow. No alteration of the grading of a Lot or natural flow of water over and across a Lot will be permitted without the prior written approval of the ARC.

No Residential Unit Structure, building, landscaping, fence, wall or other Improvement shall be constructed, installed, placed or maintained in any manner that would obstruct, interfere with or change the direction or flow of water in accordance with the original Cross Creek Ranch subdivision drainage plans and any site drainage improvements as may be approved by the ARC. All culverts, bridges or other drainage Improvements constructed shall be finished with headwalls, wing walls or other devices so as to prevent the erosion of slopes and soils, which may result in the exposure of drainage conduits or other Improvements. Culverts shall be sized to accommodate existing roadway and site drainage. Drainage Improvements visible from neighboring property shall be finished in natural stone or other ARC approved material. The use of boulders and landscaping is also encouraged to screen drainage Improvements.

Common Area Tract A as depicted on the Final Plat contains Association maintained streets, drainage ditches, and utilities. Except for the installation of residential driveways and culverts approved by the ARC, Owners are not allowed to disturb or alter these Association facilities.

### **Washes/Watersheds**

Natural drainage systems occur throughout Cross Creek Ranch and must not be obstructed. Improvements shall be sited to avoid these washes, although they can be sited at the edge of such a wash. Walls or other designed to bridge washes without obstructing 100-year storm flows will be considered by the ARC, subject to any applicable approval by governmental agencies. Lot Owners should also reference the Flood Control Notes on the cover sheet of the Plat on record with Yavapai County for additional conditions and restrictions.

### **Landscaping Design**

All landscaping installed for a new Residential Unit shall be installed within ninety (90) days of either the issuance of Certificate of Occupancy or conveyance of a Lot from the Declarant to the Owner. It is required that any landscaping plans take the Fire Mitigation requirements identified in Appendix B into account.

When reviewing landscaping submittals, the objective of the Cross Creek Ranch ARC will be to integrate the built environment with the natural environment, and to generally enhance the natural environment; to screen, accent, improve and/or restore the visual character of the Project. All plant material proposed by owners for landscaping non-private areas shall be drought resistant, water conserving and generally compatible with the indigenous plant materials of the existing area. Existing natural features such as unique vegetative groupings, rock outcroppings and washes shall be preserved wherever possible. The majority of plant materials approved by the ARC for private areas



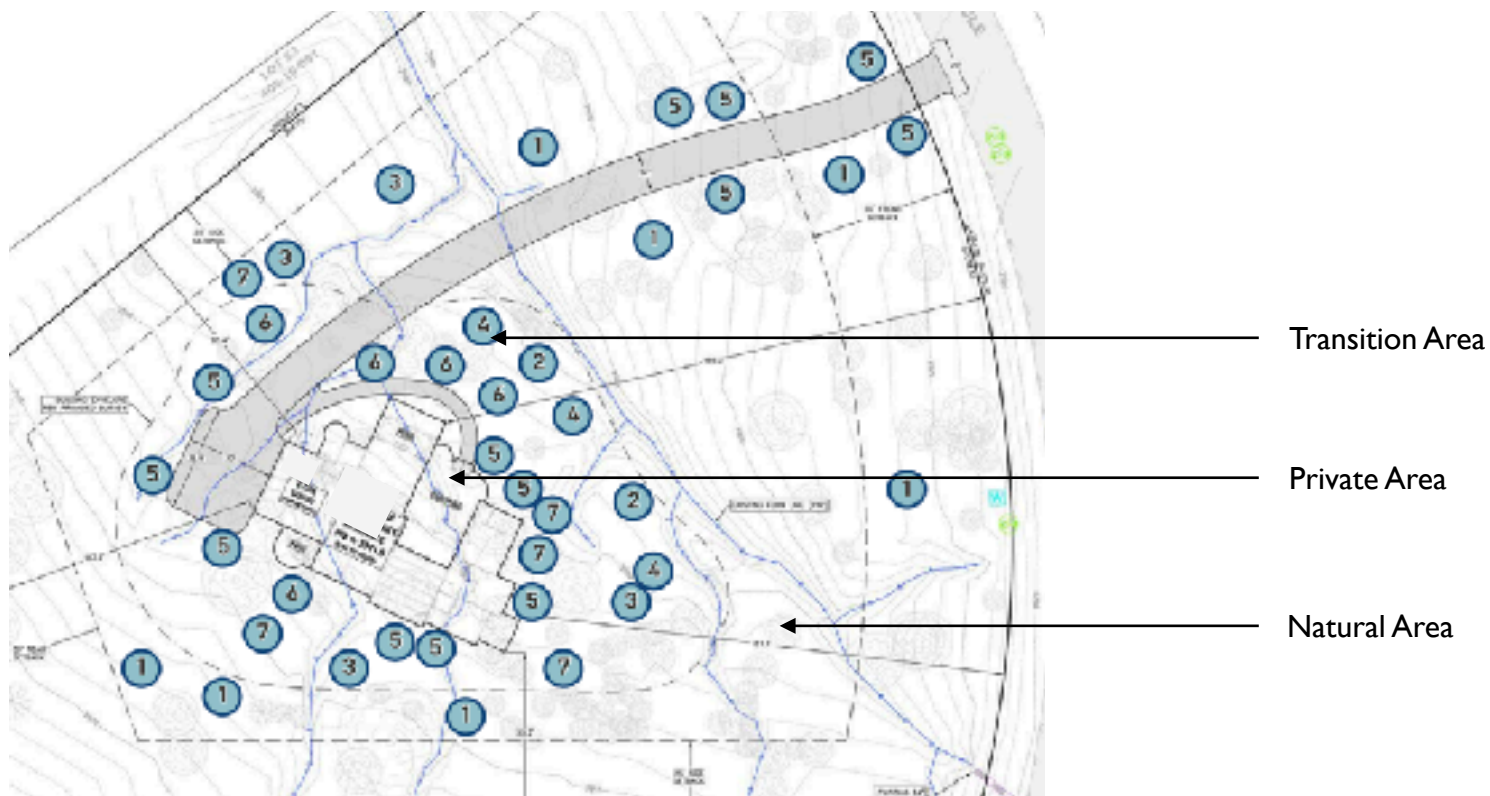


## LANDSCAPE DESIGN

### Landscaping Design (continued)

will be Indigenous Species, which will ensure minimal water usage and compatibility with the natural environments. An aggressive re-vegetation program shall be required in all areas impacted by construction to ensure an uninterrupted sense of "fit" between the community and its physical environment.

All Lots are comprised of three (3) landscape zones: Natural Area, Transition Area and Private Area.



(1) **Natural Area** - is the area lying within a Lot outside the Building Envelope that must remain undisturbed. Because Indigenous Species do not require additional water, irrigation of the Natural Area is not permitted. Irrigation of the Natural Area can lead to disease and death of Indigenous Species, attract undesirable insects and aid in the spread of undesirable plant species or weeds. In the event re-vegetation of a Natural Area must occur, only Indigenous Species are to be used. The density and distribution of any added plant material in the Natural Area must approximate the densities and distributions found in the immediate area. Temporary irrigation shall be required in the destroyed areas until replaced plants are established. Care shall be taken not to allow runoff to impact adjacent undisturbed Natural Areas. Indigenous Species that will be considered for re-vegetation are listed under "Native Zone" in the Cross Creek Ranch Recommended Plant Palette

(2) **Transition Area** - is the area located within the Building Envelope that is disturbed during construction but does not contain any above-ground Improvements. This area is the most sensitive in terms of its proximity to and visibility from adjacent rights of way, Natural Area and the areas between adjacent Lots. These areas should create a transition between the Natural Area and the more intensive plantings of the Private Area. Plant materials to be used in the Transition Area are included in the Cross Creek Ranch Recommended Plant Palette under "Native Zone" and "Transition Areas." The "Transition Areas" shall have a 20' wide manicured natural landscape buffer from any built structure improvement and be depicted on the landscape plans and will be considered during review by the ARC.





## LANDSCAPE DESIGN

### Landscaping Design (continued)

(3) **Private Area** - is the area that is surrounded by walls and is not Visible From Neighboring Property. This area typically includes more lush and colorful vegetation. Plantings in this area may require more water and thus should be limited in area. The Private Area may be designed as a more landscape-intensive area as desired by the Owner and may contain plants not listed in the Cross Creek Ranch Recommended Plant Palette. The ARC may require the Owner to provide additional screening or routine pruning and maintenance of plants that are not Indigenous Species, such as trees that grow to a height visible from neighboring property.

Plant materials not included in the Cross Creek Ranch Recommended Plant Palette are not encouraged and use of such materials will only be permitted on a case-by-case basis and at the sole discretion of the ARC. Drip irrigation systems are encouraged. Landscaping plans for all three landscaping zones shall be submitted at the same time as the Residential Unit and all other improvements for the Lot. Type, size and location of all tree(s) and shrub material shall be specified in the landscaping submittal. Landscape materials will be required in all Building Envelopes and will be utilized to soften and screen. All areas to be landscaped on a Lot shall utilize sufficient plant material to conceal disturbed areas and return those areas to their pre-construction densities. All bare earth shall be covered by an approved organic and/or natural, native stone material to provide a clean, dust-free appearance. Prior to commencement of landscaping, all Construction Envelopes must be maintained in a neat, dust-free condition.

All landscaping must reflect the character of the Cross Creek Ranch development. Rock and hard-surface landscape features shall conform to the following:

- All introduced boulder and rock features within landscape shall be of similar color and form of existing onsite rock settings.
- Rocks and boulders, patios, sidewalks, courtyards and walls may be used to supplement and create imaginative landscaping design.
- Special paving features are encouraged.
- Artificially colored rocks are prohibited in all zones. Any area with exposed rock surfaces from construction efforts shall be stained by a product approved by the ARC to give the exposed rock surfaces an aged appearance.
- All manicured rock ground covered areas shall be of a similar color and size to the natural rock colors found within Cross Creek Ranch and be installed on weed fabric.
- Trees, shrubs or plantings of any kind shall be prevented from overhanging or otherwise encroaching upon any sidewalk, street, pedestrian way or other area from ground level to a height of eight (8) feet.

Note: Careful attention to preserving view corridors in all site design and site layout is an important factor for approval and will be strongly considered during review by the ARC.



## LANDSCAPE DESIGN

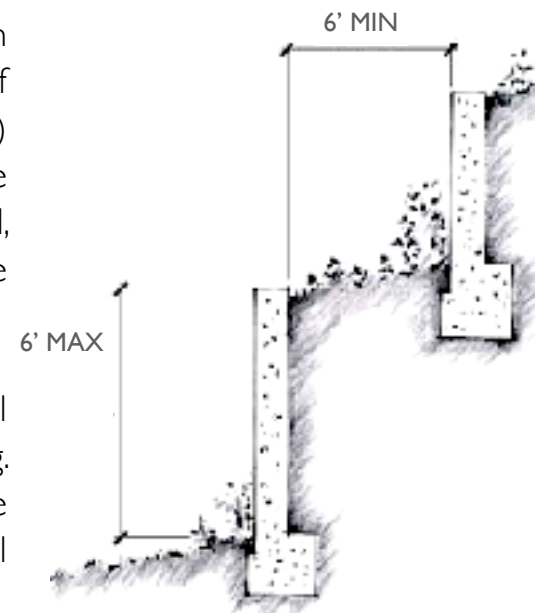
### Landscaping Walls & Fences

Residential site walls or fences shall appear as a visual extension of the Residential Unit, using similar materials and finishes. Such walls or fences may define courtyards or terraces in close proximity to the Residential Unit for the purpose of privacy. Residential walls and fences shall be limited to six (6) feet in height or less unless permitted by the ARC.

Walls between areas with significant elevation differences will be considered on a case-by-case basis. Closely spaced parallel walls will not be permitted. All spaces between walls shall be landscaped with the appropriate material as outlined in these Design Guidelines and maintain a minimum distance of 6 feet.

Retaining walls, where required by grade, shall be a maximum of six (6) feet in height measured from the lowest Natural Grade (measured on the outside of the wall). If multiple walls are required to retain a grade there shall be a six (6) foot minimum separation as measured from the back of the lower wall to the front of the upper wall suitable for planting landscape material; provided, however, the ARC may permit alternative wall designs for Lots with extreme elevation changes.

The appearance of any landscaping walls over six (6) feet in height shall incorporate a 6-foot separation between walls to be softened by landscaping. Retaining walls that directly support a Residential Unit or Structure shall be considered part of the elevation and shall therefore be included in the overall height restrictions as listed above and reviewed by the ARC accordingly.



Screen and freestanding walls shall be a maximum of six (6) feet in height measured from the lowest Natural Grade adjacent to the wall

All masonry walls visible From neighboring property shall be finished and painted to match the Residential Unit.

**Suggested exterior materials for walls** include stucco, integral colored concrete, native stone, treated lumber or textured decorative block.

**Permitted materials for fences** include wood, steel, cable, stone or synthetic wood substitutes. No chain-link fencing shall be permitted.

Prior to the submittal of any plans for the construction of fences or walls, Lot lines and Building Envelopes shall be verified by the Owner/Builder and noted as such on the plans.



## LANDSCAPE DESIGN

### **Swimming Pool & Spas**

Swimming pools and spas shall be designed to visually connect to the Residential Unit through walls or courtyards and should be screened or separated from the Natural Area and constructed so as not to be visible from neighboring property. They shall be constructed according to Yavapai County regulations. All pools shall be sited within the designated Building Envelope and be compatible in size and scale to the proposed Residential Unit. All pool equipment shall be screened so as not to be visible from neighboring property. Diving boards and slides will be considered by the ARC on a case-by-case basis.

### **Basketball Hoops and Other Recreational Facilities**

Basketball hoops and backboards may be installed on Residential Units. The installation of such items shall be subject to any stipulations imposed by the ARC. Particular attention will be given to the visual and acoustic privacy of adjacent Lots, as well as color and visibility of the proposed location. Lighting of the hoop and backboard or other recreational facilities will be considered by the ARC on a case-by-case basis. Non-lighted tennis courts also will be considered on a case-by-case basis. Playground equipment shall be constructed from timbers (not plastic).

### **Barbecues, Fire Pits and Fireplaces**

Built-in barbecue units, fire pits and/or fireplaces shall be contained within the yard patio or courtyard, may not encroach on the minimum setback and shall be located inside the Building Envelope. Chimney elements shall be sited and constructed to avoid obstructing views from adjacent properties. Also, caution shall be exercised to avoid the proximity of smoke to neighboring Residential Units. Gas and wood burning units shall be allowed when permitted by local and environmental regulations, equipped with appropriate spark arrestors and maintained in full compliance with Cross Creek Ranch Fire Mitigation Plan (attached hereto as "Appendix B")

### **Armijo Ditch**

The Armijo Ditch is an irrigation channel that is used to irrigate the Meadows and will be operated and maintained by the Association. No Improvements will be considered by the ARC within the Armijo Ditch Easement Area except for driveway crossings and footbridges (if currently in place).

### **Wildfire Protection**

To the extent reasonably possible, each Owner within Cross Creek Ranch is required to observe practices that reduce the risk of wildfires. Please refer to the Fire Mitigation Plan, "Appendix B" for these practices.





## LANDSCAPE DESIGN

### CCR Recommended Plant Palette

*Note: The plant material on this list may evolve from time to time. If an owner would like to propose the use of plant material that they feel was inadvertently omitted from this list, such additions will be considered by the ARC.*

#### NATIVE ZONE (4000 - 6000 foot elevation above sea level)

##### BOTANICAL NAME

##### COMMON NAME

#### **Natural Area Trees**

##### **Conifers**

Cupressus arizonica	Arizona Cypress
Juniperus arizonica	Redberry juniper
Juniperus deppeana	Alligator Juniper
Juniperus osteosperma	Utah Juniper
Pinus edulis	Pinyon Pine
Pinus ponderosa	Ponderosa Pine (more in canyons)

##### **Other Trees for Uplands**

Celtis reticulata	Netleaf Hackberry
Fraxinus anomala var. lowellii	Lowell Ash
Quercus arizonica	Arizona White Oak
Quercus emoryi	Emory Oak
Quercus gambelii	Gambel Oak (more in canyons)
Sapindus saponaria	Western Soapberry

##### **Riparian Trees**

Acer negundo	Boxelder
Alnus oblongifolia	Arizona Alder
Fraxinus velutina	Velvet Ash
Juglans major	Arizona Walnut
Platanus wrightii	Arizona Sycamore
Populus fremontii	Fremont Cottonwood
Salix exigua	Coyote Willow
Salix gooddingii	Goodding's Willow
Salix laevigata	Red Willow

#### **Natural Area Shrubs**

Acacia greggii	Catclaw Acacia
Aloysia wrightii	Wright's Beebrush
Amelanchier utahensis	Utah Serviceberry
Arctostaphylos pungens	Pointleaf Manzanita
Atriplex canescens	Fourwing Saltbush
Baccharis emoryi	Emoryi Baccharis
Baccharis salicifolia	Seepwillow
Baccharis sarothroides	Desert Broom
Berberis haematocarpa	Red Barberry
Brickellia californica	California Bricklebush



## LANDSCAPE DESIGN

### CCR Recommended Plant Palette (continued)

#### NATIVE ZONE (4000 - 6000 foot elevation above sea level)

##### BOTANICAL NAME

##### COMMON NAME

#### **Natural Area Shrubs (continued)**

Canotia holacantha	Crucifixion Thorn
Ceanothus greggii	Desert Ceanothus
Ceanothus integerrimus	Deerbrush (more in canyons)
Chilopsis linearis	Desert Willow
Cercocarpus breviflorus (montanus)	Mountain mahogany
Dalea formosa	Feather Dalea
Ephedra viridis	Mormon Tea
Ericameria laricifolia	Turpentine Bush
Ericameria nauseosa v. hololeuca	White Rabbitbrush (regional native)
Eriodictyon angustifolium	Narrowleaf Yerba Santa
Fallugia paradoxa	Apache Plume
Fendlera rupicola	Cliff Fendlerbush
Forestiera pubescens	Desert Olive
Frangula californica	Coffeeberry
Garrya flavescens	Yellowleaf Silktassel
Garrya wrightii	Wright Silktassel
Gutierrezia sarothrae	Broom Snakeweed
Krameria erecta	Range Ratany
Lycium pallidum	Wolfberry/Rabbitthorn
Mimosa biuncufera	Wait-A-Minute Bush
Parthenium incanum	Mariola
Prosopis velutina	Velvet mesquite
Psilostrophe cooperi	Desert Paperflower
Ptelea trifoliata	Common Hoptree
Purshia stansburiana	Common Cliffrose
Quercus palmeri	Palmer Oak
Quercus turbinella	Scrub Oak
Rhamnus illicifolia	Hollyleaf Buckthorn
Rhus glabra	Smooth Sumac
Rhus ovata	Sugar Sumac
Rhus aromatica (trilobata)	Skunkbush/Squawbush
Robinia neomexicana	New Mexico Locust
Thymophylla acerosa	Pricklyleaf Dogweed
Ziziphus obtusifolius	Graythorn

#### **Natural Area Cacti & Succulents**

Agave parryi	Parry Agave
Coryphantha vivipara	Beehive Cactus/Spinystar
Cylindropuntia leptocaulis	Desert Christmas Cactus
Cylindropuntia whipplei	Whipple Cholla
Echinocereus coccineus	Claret Cup Cactus



## LANDSCAPE DESIGN

### CCR Recommended Plant Palette (continued)

#### NATIVE ZONE (4000 - 6000 foot elevation above sea level)

##### BOTANICAL NAME

##### COMMON NAME

#### **Natural Area Cacti & Succulents (continued)**

Echinocereus fasciculatus	Pinkflower Hedgehog Cactus
Fouquieria splendens	Ocotillo
Dasyliirion wheeleri	Sotol (southern AZ native, but works here)
Nolina microcarpa	Beargrass
Opuntia engelmannii	Engelmann Pricklypear
Opuntia phaeacantha	Brownspear Pricklypear
Yucca baccata	Banana Yucca
Yucca elata	Soaptree Yucca

#### **Natural Area Groundcovers & Vines**

Berberis repens	Creeping Barberry
Parthenocissus vitacea	Virginia Creeper
Vitis Arizonica	Canyon Grape

#### **Natural Area Perennials**

Achillea millefolium	Wild Yarrow
Aquilegia chrysantha	Golden Columbine
Argemone polyanthemos	Prickly Poppy
Artemisia ludoviciana	Louisiana Sagewort
Asclepias asperula	Spider Milkweed/Antelope Horns
Asclepias subverticillata	Horsetail Milkweed
Asclepias tuberosa	Butterfly Milkweed
Astragalus calycosus	Torrey Milkvetch
Astragalus lentiginosus	Speckled Milkvetch
Baileya multiradiata	Desert marigold
Calochortus flexuosus	Winding Mariposa Lily
Castilleja chromosa	Desert Indian Paintbrush
Chaetopappa ericoides	Rose Heath
Dalea searlsiae	Searles Prairie Clover
Datura wrightii	Sacred Datura
Delphinium scaposum	Barestem Larkspur
Dichelostemma capitatum	Bluedicks
Dieteria asteroides	Purple Tansyaster/Fall Aster
Erigeron divergens	Spreading Fleabane
Erysimum capitatum	Western Wallflower
Gaillardia pinnatifida	Reddome Blanketflower
Gaillardia pulchella	Firewheel
Glandularia gooddingii	Desert Verbena
Hymenopappus filifolius	Fineleaf Woollywhite
Hymenothryx cooperi	Cooper's Rubberweed
Linum lewisii	Blue Flax





## LANDSCAPE DESIGN

### CCR Recommended Plant Palette (continued)

#### NATIVE ZONE (4000 - 6000 foot elevation above sea level)

##### BOTANICAL NAME

##### COMMON NAME

#### **Natural Area Perennials** (continued)

Lupinus argenteus	Palmer's Lupine
Melanpodium leucanthum	Blackfoot Daisy
Mirabilis multiflora	Colorado Four O'Clock
Monarda fistulosa	Wild Bergamot
Nicotiana obtusifolia	Desert Tobacco
Oenothera caespitosa	Tufted Evening Primrose
Packera quercetorum	Oak Creek Groundsel
Penstemon barbatus	Scarlet Bugler
Penstemon eatonii	Eaton's Penstemon
Penstemon palmeri	Palmer's Penstemon
Penstemon parryi	Parry's Penstemon
Penstemon pseudospectabilis	Showy Penstemon
Ratibida columnifera	Mexican Hat Coneflower
Sphaeralcea grossulariifolia	Gooseberryleaf Globemallow
Sphaeralcea parvifolia	Littleleaf Globemallow
Tetrameuris acaulis	Perky Sue
Thymophylla pentachaeta	Common Dogweed

#### **Natural Area Perennial Grasses**

Achnatherum hymenoides	Indian Ricegrass
Achnatherum speciosum	Desert Needlegrass
Aristida purpurea	Purple Threeawn
Aristida ternipes	Spidergrass
Bothriochloa barbinodis	Cane Beardgrass
Bouteloua curtipendula	Sideoats Grama
Bouteloua eripopda	Black Grama
Bouteloua gracilis	Blue Grama
Bouteloua hirsuta	Hairy Grama
Digitaria californica	Arizona Cottontop
Elymus canadensis	Canada Wild Rye
Elymus elymoides	Squirreltail
Elymus glaucus	Blue Wild Rye
Eragrostis intermedia	Plains Lovegrass
Hesperostipa comata	Needle and Thread
Hesperotipa neomexicana	New Mexico Feathergrass
Hilaria belangeri	Curly Mesquite
Hilaria jamesii	Galleta
Hilaria mutica	Tobosagrass
Koeleria macrantha	Junegrass
Leptochloa dubia	Green Sprangletop
Lycurus setosus	Wolftail
Muhlenbergia emersleyi	Bullgrass



## LANDSCAPE DESIGN

### CCR Recommended Plant Palette (continued)

#### NATIVE ZONE (4000 - 6000 foot elevation above sea level)

##### BOTANICAL NAME

##### COMMON NAME

#### **Natural Area Perennial Grasses (continued)**

Muhlenbergia porteri	Bush Muhly
Muhlenbergia rigens	Deergrass
Panicum obtusum	Vine Mesquite
Panicum virgatum	Switchgrass
Pascopyrum smithii	Western Wheatgrass
Poa fendleriana	Muttongrass
Schizachyrium scoparium	Little Bluestem
Setaria leucopila	Streambed Bristlegrass
Sporobolus airoides	Alkalai Sacaton
Sporobolus contractus	Spike Dropseed
Sporobolus cryptandrus	Sand Dropseed

#### **Natural Area Annual Wildflowers (from seed, SW natives)**

Castilleja exserta	Owl Clover
Cleome serrulata	Rocky Mountain Beeplant
Coreopsis tinctoria	Coreopsis
Descurainia pinnata	Western Tansy Mustard
Eschscholzia californica v. mexicana	Mexican Gold Poppy
Gilia sp.	Gilias
Helianthus annuus & petiolaris	Common and Prairie Sunflower
Ipomopsis aggregate	Skyrocket Gilia
Kallstroemia grandiflora	Arizona Poppy
Layia glandulosa	Tidytips
Lupinus sparsiflorus & succulentus	Desert and Arroyo Lupines
Machaeranthera tanacetifolia	Prairie Tansyaster
Mentzelia albicaulis	Whitestem Blazingstar
Oenothera albicaulis	Whitestem Evening Primrose
Oenothera elata	Hooker's Evening Primrose
Phacelia campanularia	Mojave Bluebells
Phacelia crenulata & distans	Wild Heliotrope/Scorpionweed
Salvia columbariae	Chia sage
Zinnia grandiflora	Prairie Zinnia



## LANDSCAPE DESIGN

### CCR Recommended Plant Palette for Transition Areas

The Transition Area is the most sensitive in terms of its proximity to and visibility from adjacent rights of way, Natural Area and the areas between adjacent Lots. These areas should create a transition between the Natural Area and the more intensive plantings of the Private Area.

#### BOTANICAL NAME

#### COMMON NAME

#### **Transitional Area Trees**

<i>Abies lasiocarpa</i>	White Fir
<i>Acer griseum</i>	Paperbark Maple
<i>Betula nigra</i>	River Birch
<i>Betula pendula</i> European	White Birch
<i>Cercis occidentalis</i>	Western Redbud
<i>Chilopsis linearis</i>	Desert Willow
<i>Cotinus cogygria</i>	Smoke Tree
<i>Crataegus phaenopyrum</i>	Washington Hawthorn
<i>Ginkgo biloba</i>	Maidenhair Tree
<i>Gleditsia triacanthos</i> 'Shademaster'	Honey Locust
<i>Koelreuteria paniculata</i>	Goldenrain Tree
<i>Liquidambar styraciflua</i>	Sweet Gum
<i>Picea engelmannii</i>	Engelmann Spruce
<i>Picea pungens</i> 'glauca'	Colorado Blue Spruce
<i>Pinus m. mugo</i>	Mugho Pine
<i>Pinus nigra</i>	Australian Black Pine
<i>Platanus wrightii</i>	Arizona Sycamore
<i>Prunus cerasifera</i> 'atropurpurea'	Purple-leaf Plum
<i>Pyrus calleryana</i> 'Red Spire'	Bradford Pear
<i>Quercus palustris</i>	Pin Oak
<i>Quercus turbinella</i>	Scrub Oak
<i>Rhus glabra</i>	Smooth Sumac
<i>Robinia neomexicana</i>	New-mexican Locust
<i>Salix babylonica</i>	Weeping Willow
<i>Tilia cordata</i> 'June Bride'	Little-Leaf Linden

#### **Transitional Area Shrubs**

<i>Arctostaphylos</i> 'Emerald Carpet'	Bearberry
<i>Arctostaphylos patula</i>	Manzanita
<i>Artemisia tridentata</i>	Big Western Sage
<i>Berberis repens</i>	Oregon Grape
<i>Berberis thunbergii</i> 'Crimson Pygmy'	Dwarf Barberry
<i>Centranthus Ruber</i>	Red Valerian
<i>Chrysothamnus nauseosus</i>	Rabbitbush
<i>Chrysactinia mexicana</i>	Damianita
<i>Cottoneaster</i> spp.	Cottoneaster
<i>Cowania stansburiana</i>	Cliff Rose
<i>Ephedra viridis</i>	Green Ephedra
<i>Euonymus alata</i>	Burning Bush





## LANDSCAPE DESIGN

### CCR Recommended Plant Palette Transition Areas

The Transition Area is the most sensitive in terms of its proximity to and visibility from adjacent rights of way, Natural Area and the areas between adjacent Lots. These areas should create a transition between the Natural Area and the more intensive plantings of the Private Area.

#### BOTANICAL NAME

#### COMMON NAME

#### **Transitional Area Shrubs (continued)**

Fallugia paradoxa	Apache Plume
Gutierrezia sarothrae	Snakeweed
Juniperus	Prince of Wales' Juniper
Juniperus horizontalis 'Wiltonii'	Blue Carpet Juniper
Nolina microcarpa	Bear Grass
Perovskia atriplicifolia	Russian Sage
Potentilla tabernaemontanii	Spring Cinquefoil
Pyracantha coccinea 'low boy'	Firethorn
Rhus trilobata	Squawbush
Rosmarinus officinali	Rosemary

#### **Transitional Area Cacti & Succulents**

Hesperaloe parviflora	Red Yucca
Echinopsis candicans	Argentine Giant
Ferocactus wislizeni	Barrel Cactus

#### **Transitional Area Flowering Perennials & Accents**

Abelia grandiflora	Abelia
Achillea spp.	Yarrow species
Aquilegia spp.	Native Columbines
Buddleia davidii	Butterfly Bush
Echinacea purpurea	Purple Coneflower
Kniphofia spp.	Poker Plants
Melampodium leucanthum	Blackfoot Daisy
Oenothera caespitosa	White-tufted Evening Primrose
Penstemon spp.	Penstemon species
Psilostrophe bakeri, tagetina	Paperflower species
Ratibida columnifera	Mexican Hat
Salvia spp.	Salvia species
Stachys byzantina	Lamb's Ears
Viguiera multiflora	Showy goldeneye
Yucca baccata	Banana Yucca
Yucca elata	Soaptree Yucca
Zinnia grandiflora	Prairie Zinnia

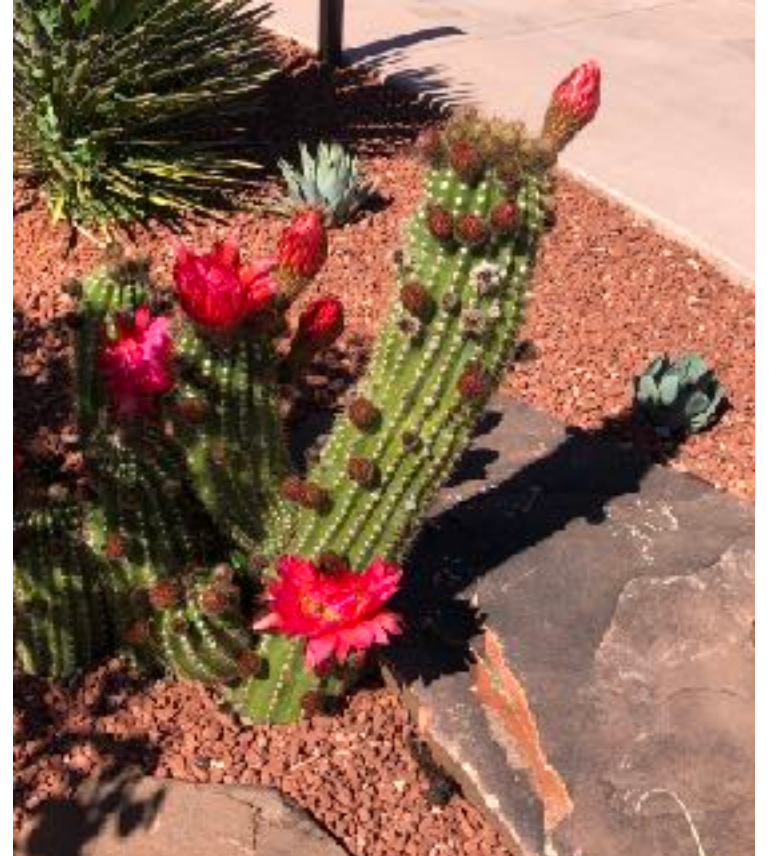
#### **Transitional Area Groundcovers**

Festuca ovina 'glaucua'	Blue Fescue
Poa/Lolium blend	Bluegrass/Ryegrass blend sod





LANDSCAPE DESIGN







## APPLICATION PROCEDURES



CROSS CREEK RANCH SUNSET

Reviewing the Declaration, Bylaws and the Design Guidelines and Procedures will facilitate communication and streamline the overall process.





## APPLICATION PROCEDURES

### Introduction

Prior to making any appointment with an ARC representative or preparing any plans or specifications for Improvements, each Owner is advised to read the Declaration, the Bylaws and these Design Guidelines and, if necessary, to seek professional advice and counsel to understand the documents. Article 3 of the Declaration sets forth the architectural review requirements and use restrictions for Cross Creek Ranch. Article 4 of the Declaration sets forth various easements that should be considered prior to designing Improvements. Section 5.10 of the Declaration sets forth the duties and powers of the ARC. Article 7 of the Declaration sets forth certain requirements for the maintenance of Lots that may affect the design of Improvements.

Whenever any action by or approval of the ARC is required by the terms of the Declaration or these Design Guidelines, request for such action or approvals shall be submitted to the ARC in accordance with the procedures set forth in the Declaration and these Design Guidelines. Requests for approvals shall be reviewed by the ARC in accordance with these Design Guidelines and the Declaration.

Unless otherwise provided for herein, all periods of time referred to in these Design Guidelines shall refer to calendar days and shall include all Saturdays, Sundays and holidays, provided that, if such a date or the last date to perform any act or give any notice with respect to these Design Guidelines shall fall on a Saturday, Sunday or nationally recognized holiday, such act or notice may be timely performed or given on the next succeeding day which is not a Saturday, Sunday or nationally recognized holiday.

### Review Fees & Deposits

The ARC has adopted the following fee schedule in connection with its review procedures. A review fee made payable to the Association is required with each design review application. Review fees are subject to change at the sole discretion of the ARC.

- For submittal of a new Residential Unit and all other initial Improvements on a Lot, a non-refundable review fee of **\$8,000** is due before the Preliminary Design is reviewed. This fee covers three (3) reviews. The fee will be used to cover the cost of the ARC which includes legal fees, printing costs and subject matter expert fees; At the discretion of the ARC, the Owner may be required to pay \$1,000 to cover added Architectural Consultant costs for each additional review until final approval.
- For major alteration of an existing Residential Unit or Improvement on a Lot that requires the issuance of a building permit by a governmental authority, a nonrefundable review fee ranging from **\$500 - \$2,500** (with the exact fee to be determined by the ARC based on the complexity of the alteration) is required.
- For minor alterations of existing Improvements that do not require the issuance of a building permit by a governmental authority (such as most landscaping alterations), a review fee from **\$75 - \$125** (with the exact fee to be determined by the ARC based on the complexity of the alteration) is required.



## APPLICATION PROCEDURES

### **Construction Deposit**

The Owner must remit a deposit with the Association, prior to beginning any residential construction or disturbance of earth unless specifically required for geo technical research, or cutting of trees with a caliper of four (4) inches or greater, in the amount of **\$20,000**, or as may be modified from time to time by the ARC, which is refundable upon receipt by ARC of proof of 100% completion of the work (including landscaping) for which the Construction Deposit was given.

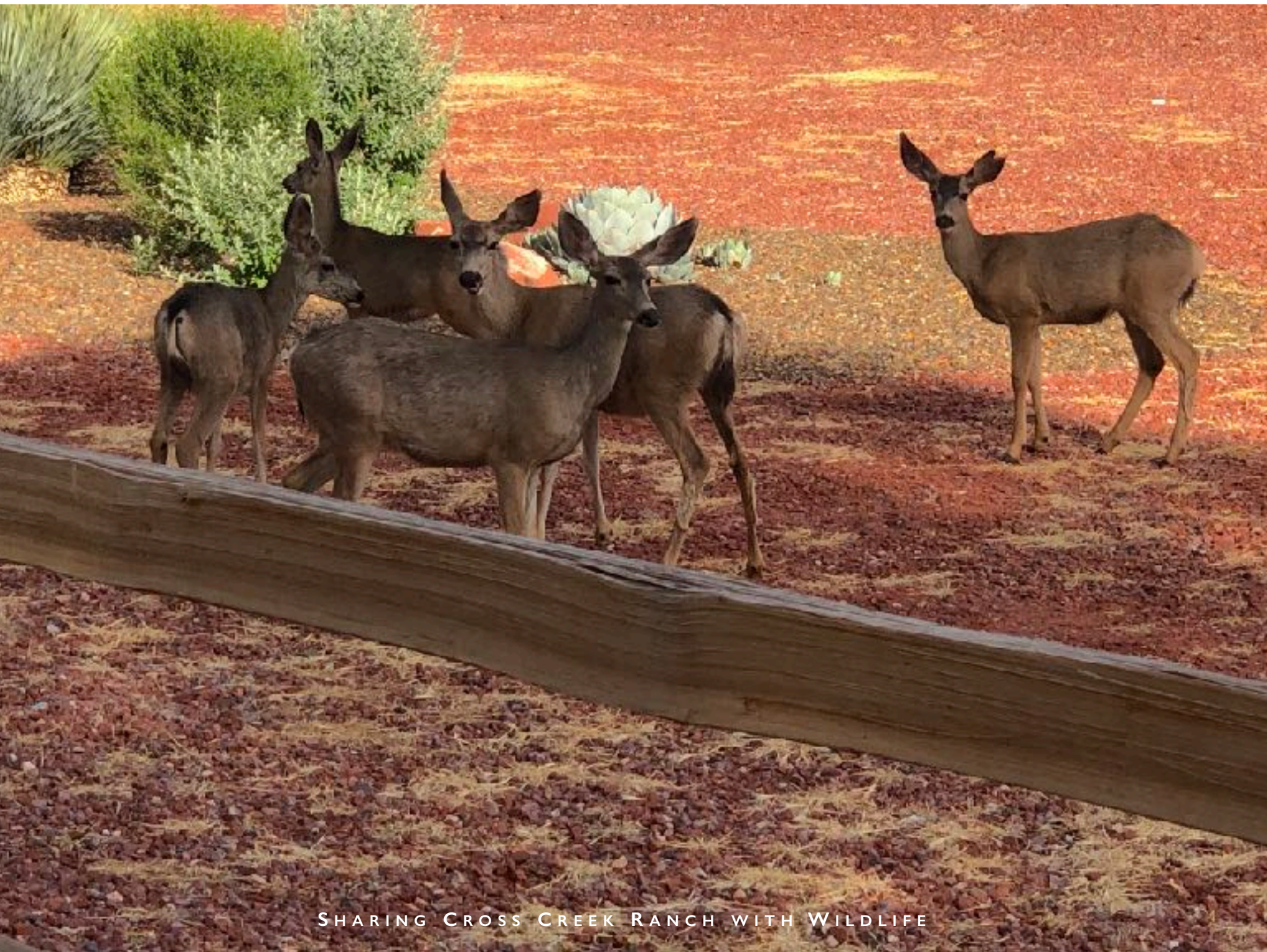
For owners of lots purchased before 12/1/2023 who initiate a build, the construction deposit is grandfathered in at \$10,000. Should an owner sell a lot after 12/1/2023 to a new owner who intends to build, the \$20,000 construction deposit applies.

If the Owner or Builder or any of their agents should violate the Declaration or these Design Guidelines and it becomes necessary for the Association to remedy the violation, the cost of the remedy may be charged directly to the Owner or against the Construction Deposit. In the event that such a deduction is made from the Construction Deposit, proper notification will be provided via certified mail and email to the builder and Owner. The Construction Deposit will be returned in accordance with then current Arizona Statute requirements.





## DESIGN REVIEW PROCEDURES



The ARC seeks a collaborative and open process with the Lot Owner, Architect and Builder. Selecting the right qualified professionals who fully understand and adhere to the Design Guidelines is essential for a smooth and efficient process.





## DESIGN REVIEW PROCEDURES

### **Design Review Architectural Representation**

The Association has designated an Architectural Review Committee ("ARC") to perform the functions designated in the Declaration for Cross Creek Ranch. The Committee members are appointed by the Board. The ARC shall consist of at least one (1) Board member, who must serve as the chairperson, and any other members as appointed by the Board, pursuant to the Bylaws and CC&Rs of the Association.

The ARC may employ the services of an architect or outside firm (the "Consultant") as an ARC Representative, to review submitted plans for conformance to the Declaration and Design Guidelines. From time to time during the design review process, an Owner and/or his representative is expected to meet with or communicate informally with the Consultant or designated members of the ARC. While it is the intent of these informal meetings to provide direction to the Owner, any verbal comments or suggestions made are done solely to provide direction; any approval or disapproval by the ARC will be given in writing.

### **Pre-Qualified Design Services**

Any Architect/Designer retained for design services by a Lot Owner may be required to demonstrate their capabilities to the ARC before the commencement of any work. If such a review is deemed necessary by the ARC, the Architect/Designer shall present these capabilities to the ARC in the form of examples of previous and current projects. They will be reviewed by the ARC to determine context and appropriateness. The ARC will pay particular attention to and require longer review periods for submittal packages authored by Architect/Designer(s) who, in the opinion of the ARC, have not demonstrated that they possess the experience and skill necessary to design a home to the level expected at Cross Creek Ranch.

### **Review of Plans**

The ARC shall conduct reviews of plans during its regular open meetings which are usually held on the 3<sup>rd</sup> Thursday of each month or at such other times as it deems appropriate. The Owner or Owner's Agent will be allowed to attend the meeting where the final decision is made on the approval of plans. Any submittal made by an Owner or Owner's Agent to be considered by the ARC should be made at least seven days prior to the meeting.

The review of the preliminary design submittal and the final design submittal (as described below) are separate submittals and each will be reviewed separately in accordance with Section 3.1 of the Declaration. Any response or rebuttal an Owner may wish to make in reference to issues contained in the ARC's written notice following review of submitted plans must be addressed to the ARC in writing. Additional face-to-face meetings may also be requested by the Owner at future ARC monthly meetings. These "Design Guidelines," shall govern the resolution of all issues.



## DESIGN REVIEW PROCEDURES

### Pre-Design Meeting

Prior to preparing preliminary plans for any proposed new construction or major Improvement, the **Owner and their Architect shall meet with the ARC at a monthly ARC meeting for a Pre-Design Meeting** to discuss proposed plans and to explore and resolve any questions regarding building requirements at Cross Creek Ranch. The Builder and any other representatives are free to attend as well. Such informal reviews are encouraged and are meant to offer guidance prior to initiating preliminary design. An appointment for a Pre-Design conference during a monthly ARC meeting must be made at least seven days in advance with the ARC. At or prior to the first Pre-Design Meeting the Owner shall provide the ARC with written acknowledgement of receipt of Design Guidelines; the date of the Design Guidelines must also be indicated. To explore potential issues, Pre-Design meetings can also be conducted on the proposed construction site.

### Preliminary Design Submittal

When the preliminary design is complete, plans that are submitted to the ARC for review at least seven days prior to a monthly ARC meeting shall include all of the following items and exhibits; no review will commence until the submittal is complete. Two (2) sets of submittal plans and one softcopy, PDF format, shall be submitted to the ARC.

- A non-refundable Review fee of **\$8,000.00**.
- Site Plan (scale at 1 inch=20 feet or larger), showing the entire Lot, location of the proposed Setbacks, Building Envelope and Construction Envelope with the Residential Unit and all other Structures, driveway, parking area, existing and proposed topography datum shall match "the recorded plat", proposed finished floor elevations, all trees of 4 inch caliper or greater, all cacti locations and special terrain features to be reserved and trees to be removed.
- Survey (scale 1 inch=20 feet or larger, same as site plan), approved building envelope showing Lot boundaries and dimensions, easements, all recorded constraints on the master plat. A topography (1 foot contours or less), major terrain features, rock out crops, washes, and all trees of 4 inch caliper contours or less and all trees of 4 inch caliper (diameter) or greater, all cacti locations and edge of pavement or curb, and utility locations. The survey shall be prepared by a registered land surveyor.
- Roof plans (including solar, if applicable) and floor plans (scale 1/8 inch=1 foot) showing proposed finished floor elevations.
- All exterior elevations (scale 1/8 inch=1 foot) showing both existing and proposed grade lines, plate heights, roof pitch and an indication of all exterior materials and colors.
- **An 11 inch x 17 inch exterior color rendering is required depicting all elevations** indicating the exterior materials and general color selections, including a 3D angled rendering of primary views.
- A study model may be required by the ARC (in the same scale as site plan), which accurately depicts all the proposed Improvements and their relationship to the site. Additional supporting drawings, materials, or samples may also be requested by the ARC.



## DESIGN REVIEW PROCEDURES

### Preliminary Design Submittal (continued)

- To assist the ARC in its evaluation of the preliminary plans, the Owner shall provide field staking of the Building Envelope and proposed driveway location and alignment. Staking shall also be provided at the locations of the major corners of the Residential Unit and/or major Improvements, and at such other locations and at such heights as the ARC requires.
- A notional landscape plan shall be required to demonstrate how the proposed residence integrates with the existing natural features of the Lot.

### Preliminary Review

After receipt of a complete package of documents, completion of a formal review by the ARC, and the staking of the Lot as and when requested, the preliminary submittal by the Owner will be deemed complete. Following acceptance by the ARC, **the preliminary submittal will be considered valid for one (1) year from the date of review** as documented in written correspondence from the ARC. The submittal will be considered abandoned if final plans are not submitted in that period and the Owner shall be required to once again start the design review process with a new preliminary design submittal.

### Final Design Submittal

After review and acceptance of the preliminary submittal is granted by the ARC, the following documents are to be submitted for final review and approval by the ARC. To initiate review by the ARC, the Owner shall submit two (2) hardcopy sets and one softcopy (in PDF format) of the complete plans to the ARC at least seven days before the next monthly ARC meeting.

- Site Plans (scale at 1 inch=20 feet or larger), showing the entire Lot, location of the proposed Setbacks, Building Envelope, Easements, and Construction Envelope with the Residential Unit and all other structures, driveways, parking areas, existing and proposed topography, (datum shall be consistent with the Plat on record with Yavapai County), proposed finished floor elevations, all trees of 4 inch caliper or greater, all cacti locations, special terrain features to be preserved, trees to be removed, all utility sources, connections, and alignment to Residential Unit, site walls, outdoor mechanical equipment, construction fencing, construction waste receptacle, construction material storage, concrete washout area and chemical toilet.
- A grading and drainage plan showing existing and proposed topography at one-foot contour intervals and a driveway section, prepared by a qualified design professional.
- Floor Plans (scale 1/8 inch=1 foot) showing finished floor elevations.
- Roof Plans (scale 1/8 inch=1 foot) showing all roof pitches, and any solar applications (if applicable).
- Building section (scale 1/8 inch=1 foot), indicating existing and proposed grade lines.
- All Exterior Elevations (scale 1/8 inch=1 foot) showing both existing and proposed grade lines, plate heights, roof type and pitch, and an indication of exterior materials and colors.
- Samples or cut sheets of all exterior materials and colors, as requested by the ARC depicting or describing all exterior materials. Samples must be presented on an 8 ½ inch X 11 inch mat board clearly marked with the Owner's name, filing date, Lot number and light reflectivity value.





## DESIGN REVIEW PROCEDURES

### Final Design Submittal (continued)

- Complete landscape plan (scale 1 inch=20 feet) showing size and type of all proposed plants, irrigation system, all decorative materials or borders, all retained plants and transplanted plants, indication of plant storage area, materials and debris confinement area. Exterior lighting plan showing location and manner of installation for each light, as well as cut sheet for each light to be used.
- On-site staking of all building corners as well as other Improvements, as required by the ARC.

### Resubmittal of Plans

In the event of disapproval by the ARC of either a preliminary or a final submittal, a resubmittal of plans shall follow the same procedure as an original submittal. In the event that the ARC has questions regarding the plans or wishes to discuss specific issues identified by the ARC, the Owner will be given instructions by the ARC regarding steps necessary to lead to full acceptance.

### Pre-Construction Site Inspection

Prior to commencement of any construction, a representative of the ARC will inspect the Lot to determine that the conditions as depicted in the final submittal are accurate and complete. Prior to the site inspection, the Residential Unit perimeter shall be staked by the Owner's representatives. Engineering certification of foundations, the securing of a building permit, and arranging for all necessary inspections by Yavapai County is the responsibility of the Owner and/or Builder. Construction documents (working drawings and specifications) are to be in accordance with the final design and plans approved by the ARC. Construction shall not commence until all of the above requirements are satisfied.

### Commencement of Construction

Commencement of construction of any work pursuant to the approved Final Plans shall occur **within one (1) year from the date of ARC approval**. If the Owner fails to begin construction within this time period, any approval given shall be deemed revoked unless, upon the written request of the Owner made to the ARC prior to the expiration of said one year period, and upon a finding by the ARC that there has been no change in circumstances, the time for such commencement may be extended in writing by the ARC.

Construction shall be deemed to have commenced once the Lot has been disturbed. Construction shall proceed in a continuous manner through the completion of the Residential Unit and all other improvements shown on the Final Design submittal approved by the ARC. If construction ceases for a period greater than three months, the ARC may require that construction immediately be resumed on the Lot or that the Lot be returned to its natural condition, or the Association shall be entitled to exercise any remedy available to it under the Declaration or law.



## DESIGN REVIEW PROCEDURES

### **Commencement of Construction (continued)**

The Owner shall, in any event, **complete construction of any approved new construction project on his Lot within eighteen (18) months after commencing construction thereof unless an extension is granted (for good cause) by the ARC in writing.** If the Owner fails to comply with this schedule, the ARC will be entitled to exercise any remedy available to it under the Declaration or law, including, at the direction of the ARC, imposition of a **fine of up to \$100/day** until Certificate of Occupancy is received and final inspection has occurred. Owner or Builder shall provide quarterly progress reports throughout the project with status updates of a timeline for completion.

For any change, deletion or addition to the plans and specifications to be considered accepted, **it must be approved by the ARC in writing.**

### **Inspection of Work in Progress**

The ARC may inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the ARC of work in process or compliance with these Design Guidelines.

Copies of the approved construction and landscape plans shall be available on site at all times.

The ARC, or representative thereof, will provide at least two (2) on-site formal reviews during the construction process, for the purpose of determining compliance with the approved plans. Owner or Owner's agent will be provided the opportunity to attend these formal reviews. A written report will be provided for each review, in accordance with current Arizona Statutes, specifying any deficiencies, violations or unapproved variations from the approved plans, as amended, that have come to the attention of the Association.

### **Final Inspection of the Improvements**

Upon completion of any Residential Unit or other Improvement, and prior to occupancy, the Owner shall give written notice of completion to the ARC. Within 10 days of such notification, a representative of the ARC will inspect the Residential Unit or other Improvements for compliance. If all Improvements comply with these Design Guidelines, the ARC will issue a written approval to the Owner, constituting a final release of the Improvements by the ARC, said release to be issued within 30 days of the final inspection. If it is found that the work was not done in strict compliance with the approved plans or any portion of these Design Guidelines, the ARC may issue a written notice of noncompliance to the Owner, specifying the particulars of noncompliance, said notice to be issued within 30 days of the final inspection. The Owner shall have 30 days from the date of notice of noncompliance within which to remedy the noncompliance portions of his Improvement. The Owner may request the ARC for additional time. However, if an extension is not granted, and the Owner has failed to remedy the noncompliance, the Association may, but shall not be required to, take any action available to it under the Declaration or law to remedy the noncompliance portion of the improvement.



## DESIGN REVIEW PROCEDURES

### **Final Inspection of the Improvements (continued)**

Following acceptance of the Improvement by the ARC, any unused portion of the Builder's Deposit will be refunded and any applicable assurance bond will be returned within 30 days after the ARC has issued its written approval that all Improvements have been completed in accordance with the final design submittal approved by the ARC.

Following a successful Final Inspection the ARC will authorize the release of the Construction Deposit provided by the Owner (minus any deductions authorized by the ARC to cover the correction of non-compliances).

### **Subsequent Changes**

Additional construction or other Improvements to a Residential Unit or Lot, or changes during construction or after completion of an approved Residential Unit or Structure, must be submitted to the ARC for approval prior to making changes or additions.

### **Right of Waiver**

The ARC reserves the right at its sole discretion to waive or vary any of the procedures or standards set forth herein.

### **Variances**

The ARC may, at its opinion and in extenuating circumstances, grant variances from the restrictions set forth in Article 3 of the Declaration, as described in Section 3.38 of the Declaration.

### **Compliance with the Local Codes**

All Residential Units and other Improvements constructed within Cross Creek Ranch and the use and appearance of all land within Cross Creek Ranch shall comply with all applicable federal, state and local rules, regulations, zoning and code requirements.

All Residential Units and other Improvements constructed within Cross Creek Ranch must be approved by the ARC prior to commencement of construction, and the Declaration and these Design Guidelines likely will contain more restrictive design and building provisions than Yavapai County will require. An Owner may submit final plans and specifications to Yavapai County at the same time such plans and specifications are submitted to the ARC for concurrent review and approval; however, Owners are cautioned that any revisions required by the ARC will need to be incorporated in the submittal to Yavapai County prior to obtaining a building permit. Similarly, changes required by Yavapai County must be incorporated to plans submitted to the ARC.





## CONSTRUCTION REGULATIONS



CROSS CREEK CIRCLE ON A SNOWY WINTER DAY

Construction regulations are designed to protect our unique natural environment as well as mitigate the negative effects of construction on other home and lot owners.





## CONSTRUCTION REGULATIONS

### Overview

In order to assure that the natural landscape of each Lot is not damaged during any construction activities, the following regulations ("Construction Regulations") shall be enforced during the construction period. These regulations shall be made a part of the construction contract document specifications for each Residential Unit or other Improvements on a Lot, and all Builders, Owners, and other Persons shall be bound by these regulations. Any violation by a contractor, employee or agent of Owner (including a Builder) shall be deemed to be a violation by the Owner of the Lot.

Monitoring of building sites during construction will be done by representatives of the ARC. Violations of the Construction Regulations will be reported to the Board and a notice will be sent to the Person involved. Copies of the notice will be sent to the Lot Owner if such violation is committed by a Person other than the Lot Owner. Continued violation of these policies and procedures may result in the Association exercising all remedies available under the Declaration and law.

### Pre-Construction Conference

**Prior to commencing construction, the Builder must meet with a representative of the ARC** to review construction procedures and coordinate construction activities in Cross Creek Ranch. At the pre-construction conference, the Builder shall provide the following:

- Builder's Deposit (if not already received).
- Construction Area Plan (defined below).
- Construction Envelope fencing plan.
- Construction Schedule. An approximate construction schedule indicating start and completion dates of construction, utility hook-up, completion of landscaping work and anticipated occupancy date. If the Builder becomes aware of any significant delays or interruptions to the construction schedule, the Builder shall notify the ARC at the earliest possible time.
- Drawing of the proposed construction sign, if any. Any construction sign used shall be sixteen (16) square feet (4 feet X 4 feet) or smaller and shall be painted to match the colors used in the Residential Unit or acceptable earth tones. (See "Signage" in this section for more information).
- Copy of the approved building construction and landscape plans to be available on site at all times.

Any other items as may be requested by the ARC at the time the meeting is scheduled.

### Construction Envelope & Construction Area Plan

The Construction Envelope limits the area of actual above-grade Improvements on each Lot within the Building Envelope and is the area within which all activities related to the Improvements to be constructed must occur. At the pre-construction conference and prior to the commencement of any construction activity on a Lot, the Owner



## CONSTRUCTION REGULATIONS

### **Construction Envelope & Construction Area Plan (continued)**

and Builder shall provide a detailed plan as to the manner in which the natural environment will be protected, and the areas in which all construction activity will be confined, including, but not limited to: size and location for construction material storage, limits of excavation, drive areas, parking, chemical toilet location, temporary Structures, if any, dumpsters, storage of debris, fire extinguisher, utility trenching and construction sign (the "Construction Area Plan").

A chain link construction fence, or ARC determined equivalent (minimum 5 feet height) shall be erected within ten feet (10 feet) of the Construction Envelope. It shall be erected prior to beginning site disturbance unless the ARC agrees with the builder rationale for a delay; it shall be maintained intact for the duration of construction. The fence shall have a single entrance located at the driveway entrance. All construction activities, materials and equipment shall be kept within the construction fence at all times. The fence shall be installed in general conformance with the construction fencing depicted on the approved Site Plan.

### **Occupational Safety and Health act Compliance (OSHA)**

All applicable OSHA regulations and these Construction Regulations shall be strictly observed by any Owner, Builder or other Owner representative while within Cross Creek Ranch.

### **Construction Trailers, Portable Field Offices, Etc.**

Any Owner or Builder who desires to bring a construction trailer, field office or similar temporary building to Cross Creek Ranch shall first apply for and obtain written approval from the ARC at the time of the pre-construction conference. The ARC will work closely with the Owner or Builder to determine the best possible location for such building in the Building Envelope. Such temporary buildings shall be located only at the location approved by the ARC and shall be removed within fifteen (15) days after the Certificate of Occupancy for the Residential Unit is issued by Yavapai County.

### **Debris and Trash Removal**

Owners and Builders shall clean up all trash and debris on the construction site at the end of each day and deposit it in an approved on-site trash receptacle. Trash and debris shall be removed from each construction site at least once a week to a dumping site located outside of Cross Creek Ranch. Lightweight material, packaging and other items shall be placed in a closed container, covered or weighted down to prevent wind from blowing such materials off the construction site. Owners and Builders are prohibited from dumping, burying or burning trash anywhere on the Lot or in Cross Creek Ranch, except in the areas, if any, expressly designated by the ARC. Disposal of any type of chemical, cleaner, fuels, oils or any toxic or environmentally harmful materials is absolutely prohibited at Cross Creek Ranch.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or affecting other Property in Cross Creek Ranch. Any clean-up cost incurred by





## CONSTRUCTION REGULATIONS

### **Debris and Trash Removal (continued)**

the Association in enforcing these requirements will be billed to the Owner. Dirt, mud or debris resulting from activity on a construction site shall be promptly removed from roadways, driveways and all other property within Cross Creek Ranch. On each construction site, the Builder shall designate a wash out area within the Building Envelope for contractors and suppliers to clean their equipment. The cleaning of equipment shall occur, and cleaning effluent shall remain, within that specified area. Equipment cleaned in any area other than the designated area may result in the Association retaining all or a portion of the Construction Deposit to repair any damages resulting from such equipment cleaning in improper areas or the Association exercising any other right or remedy available under the Declaration or law.

### **Sanitary Facilities**

Each Owner and Builder shall be responsible for providing adequate sanitary facilities for their construction workers. Portable toilets or similar temporary toilet facilities shall be located only on the site itself or in areas approved by the ARC. Facilities shall be emptied as necessary and contents removed from site. In no case shall an Owner, Builder or any contractor or any of their employees be permitted to use sanitary facilities provided by the Declarant or the Association.

### **Vehicles and Parking Areas**

Construction crews will not park on, or otherwise use, other Lots or Common Areas. Private and construction vehicles and machinery shall be parked only in areas designated by the ARC. All vehicles shall be parked so as not to inhibit traffic and to avoid damage to the natural landscape.

### **Conservation of Landscaping Materials**

Owners and Builders are advised of the fact that the Lots and Common Areas contain valuable native plants and other natural landscaping materials that should be protected during construction, including topsoil, rock outcroppings, boulders and plant materials.

Materials that cannot be removed and are to be saved will be identified by the ARC during the design process or at the Pre-Construction Site Inspection. Through the ARC, the Association shall have the right to flag major terrain features or plants, which are to be preserved and fenced off for protection. The Builder shall mark these materials and areas and provide protection by flagging, fencing or barriers. Any trees or branches removed during construction must be promptly cleaned up and removed immediately from the construction site.

### **Excavation Materials**

Excess materials shall be immediately removed by the Builder from Cross Creek Ranch.



## CONSTRUCTION REGULATIONS

### **Blasting or Impact Digging**

Blasting is prohibited within Cross Creek Ranch. Impact digging may occur as necessary to excavate hard rock in accordance with the approved site plan and grading plan; however, the timing of such activities shall be coordinated through the ARC. Applicable governmental regulations should also be reviewed and observed prior to any such activities.

### **Restoration or Repair of Other Lot Damages**

Damage and scarring to a Lot outside the Construction Envelope or to other Lots or Common Areas, including but not limited to vegetation, roads, driveways and/or other Improvements will not be permitted. If any such damage occurs, the Owner of the Lot shall repair and/or restore the damaged items/area promptly. Upon completion of construction, each Owner and Builder shall clean his construction site and repair any area of the Lot (and any other property, if applicable) that was damaged, including but not limited to restoring grades, planting shrubs and trees as approved or required by the ARC, and repair of streets, concrete curbs and gutters, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

### **Miscellaneous and General Practices**

All Owners shall be absolutely responsible for the conduct and behavior of their agents, representatives, Builders, contractors and subcontractors and their respective employees on Cross Creek Ranch. The following practices are prohibited at Cross Creek Ranch, and will be considered a violation of these Design Guidelines:

- Changing oil in any vehicle or equipment anywhere within Cross Creek Ranch other than a location designated for that purpose by the ARC.
- Allowing concrete suppliers and contractors to clean their equipment on the site itself other than at the locations designated for that purpose by the ARC.
- Removing any rock, plant material, topsoil or similar items from any Lot of others within Cross Creek Ranch, including construction sites, unless it is from the site under construction and only then with prior approval from the ARC.
- Using disposal methods or units other than those approved by the ARC.
- Trade contractor personnel are restricted from smoking in houses under construction. Material storage areas, trash collection areas and hazardous working spaces are hereby designated "No Smoking" areas.
- Careless disposal of cigarettes, contaminated and other flammable material. At least one (10) pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.
- Careless treatment or removal of any natural plant materials not previously approved by the ARC.
- Consumption of alcoholic beverages in Residential Units under construction within Cross Creek Ranch
- Use or transit over Natural Areas.
- Association rules for pets apply to Lots and Residential Units under construction.



## CONSTRUCTION REGULATIONS

### Construction Access

The only approved construction access during the time a Residential Unit or other Improvements are being built will be over the approved driveway for the Lot and within the Construction Envelope fence unless the ARC approves an alternative access point. Driveway access to the Lot must be protected with gravel or other approved “track-out” protection throughout the duration of the project, until permanent the driveway is installed.

### Mud, Dust and Noise

It is the responsibility on the contractor to promptly remove any dirt or mud that is tracked or otherwise transferred from the construction site to Cross Creek Ranch roads. The Lot Owner will be billed for the removal from roads of any dirt or mud not removed by the contractor. The contractor shall also be responsible for controlling dust and noise from the construction site in compliance with applicable governmental regulations. At no time shall the dust and noise level disturb or become a nuisance to the adjacent properties.

### Signage

Temporary construction signs shall be limited to one sign per general contractor (no subcontractors) per site not to exceed sixteen (16) square feet of total surface area. The sign shall be free standing; the design and location of a sign shall first be approved by the ARC. **All construction signs shall meet the following criteria:**

- Signs shall be single-faced panel type and no additional sign may be attached to any construction sign either by fastening directly to the main sign or by suspension below it.
- Information such as “For Sale,” “Available” or similar language, or description phrases such as “3-bedroom” may not appear on any construction sign.
- Colors of sign background should be muted earth tones, which harmonize with the natural colors rather than sharply contrast with them. Such signs may not be lighted, therefore, letter colors should relate harmoniously with the background colors while providing contrast to enable the sign to be read from approximately twenty (20) feet away.
- Construction signs must be removed at the time the house is substantially complete, or when the ARC directs the sign to be removed.

### Daily Operations and Access

Daily contractor access shall be during the following construction hours (Any proposed construction hours on Sunday or nationally recognized holidays must have the prior written consent of the ARC.):

<b>Monday – Friday</b>	6:00 am – 6:00 pm
<b>Saturday</b>	8:00 am – 6:00 pm

**Construction Regulations are to be posted in a visible location on the jobsite throughout the duration of the project.**





## OTHER PROVISIONS



Laced throughout the community is a **system of trails** that enables all residents to enjoy the beauty of the land in and around Cross Creek Ranch, including inner-community trails with private access gates into Red Rock State Park and Coconino National Forest, and several access points along Oak Creek.





## OTHER PROVISIONS

### **Exemptions from Certain Design Guidelines; Existing Construction**

**Lot 53** - As of the date these Design Guidelines were established by the ARC, a Residential Unit had previously been constructed on Lot 53 of Cross Creek Ranch ("Lot 53"). It is likely that many of the Improvements constructed on Lot 53 do not now (nor may they ever) conform to the conditions and standards set forth in these Design Guidelines. So long as the Owner of Lot 53 maintains such Improvements in their present state and in good condition and repair, the Improvements on Lot 53 shall be deemed to be non-conforming Improvements and the Owner of Lot 53 shall be exempt from complying with the applicable provisions of these Design Guidelines. If the Owner of Lot 53 desires to (i) substantially remodel or renovate the existing Improvements, (ii) demolish all or substantially all of the existing Improvements, (iii) construct new Improvements or (iv) alter, modify or change existing Improvements on Lot 53, all such actions shall be subject to approval by the ARC, and to the extent reasonably possible, as determined by the ARC in its sole discretion, shall comply with these Design Guidelines.

**Lot 84** - As of the date these Design Guidelines were established by the ARC, a Residential Unit had previously been constructed on Lot 84 of Cross Creek Ranch ("Lot 84"). Pursuant to Section 3.36 of the Declaration, Lot 84 is subject to an Historic Property Preservation Plan ("HPPP"). It is likely that many of the Improvements constructed on Lot 84 do not now (nor may they ever) conform to the conditions and restrictions set forth in the Declaration and these Design Guidelines. Nonetheless, the Owner of Lot 84 shall comply with all provisions of the Declaration, the Design Guidelines, Association Rules or any other covenant, condition or restriction affecting Lot 84 to the extent that such provisions are not contrary or inconsistent with the HPPP.

### **Fire Mitigation Plan**

A Fire Mitigation Plan was developed and has been approved by the applicable governmental authorities and is incorporated into these Design Guidelines (see Appendix B). Each Owner is responsible for, and shall comply with the Fire Mitigation Plan. The provisions of the Fire Mitigation Plan shall be enforceable in the same manner as all provisions of the Project Documents. In the event of any conflict between the Fire Mitigation Plan and these Design Guidelines, the Fire Mitigation Plan shall control.

### **Meadow Lot Easements**

Lots 2, 3, 4, 5, 6, 9, 10, 11, 16, 17, 42, 43, 44, 45, 46, 47, 48, 49, 50, 74, 75 and 76 (the "Meadow Lots") are encumbered by an easement in favor of the Association for the purpose of irrigating and preserving the meadows ("Meadows") within the Project.

As a condition to approval by the ARC of a Residential Unit on a Meadow Lot, the Owner of a Meadow Lot shall be required to (i) have prepared by a land surveyor registered in Arizona, a legal description for the Meadows Easement Improvements to be constructed on the Lot, and (ii) execute an easement agreement with the Association to be Recorded prior to commencement of construction on the Meadows Lot wherein (a) the Association and the Lot Owner agree that the final determination of the Meadows Easement Area is as described in the legal description approved by the ARC, and (b) the Association and Lot Owner agree upon such other matters as may be reasonably required by the Association to maintain the Meadows Easement Area in accordance with Section 4.9 and 4.10 of the Cross Creek Ranch CC&R's.



## OTHER PROVISIONS

### **Meadow Lot Easements (continued)**

The Association shall be responsible for preparing such easement agreement after approval by the ARC of the Building Envelope, plans and specifications for the Residential Unit and the Meadows Easement Area, except that the applicable Owner shall be responsible for the cost of obtaining the legal description for the Meadows Easement Area. The Owner of a Meadows Lot (whether prior to construction of Improvements thereon or after) shall be responsible for all other Lot maintenance in accordance with the Maintenance Standard, including the removal of trash from the Meadows Easement Area. The Association shall be responsible only for irrigating and mowing the Meadows Easement Areas within the Project.

### **Appeal of ARC Decisions**

An appeal of any ARC decision can be made by an owner directly to the Board of Directors.





## APPENDIX A



Design Review Approvals Checklist

Review Applications

Cross Creek Ranch Construction Regulations

For Reviewing Body Use Only:

Submittal Date: \_\_\_\_\_

Meeting Date: \_\_\_\_\_

Review Fee (\$8,000) \_\_\_\_\_



SUBMITTAL CHECKLIST

New Construction Application & Review Submittal

☐ Preliminary Submittal

☐ Final Submittal

Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email: \_\_\_\_\_

*Note: This application will be considered complete only if all the documents and submittals, as set forth in the Design Guidelines, are included. Two (2) sets of all documents are required, along with electronic copy.*

*Incomplete submissions will not be accepted or reviewed!*

Date: \_\_\_\_\_ Lot: \_\_\_\_\_

Builder: \_\_\_\_\_

Contact: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Architect/Designer: \_\_\_\_\_

Contact: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Submittal Checklist

Preliminary Submittal (see pg. 49 for complete list)

- \_\_\_\_\_ Site & Grading Plan (w/Topography)
- \_\_\_\_\_ Site/Lot Topographic Survey
- \_\_\_\_\_ Floor Plan, Exterior & Roof Elevations
- \_\_\_\_\_ 3D Color Renderings (all elevations 11"x17")
- \_\_\_\_\_ Preliminary (Notional) Landscape Plan
- \_\_\_\_\_ Staking of Building Envelope & House Corners
- \_\_\_\_\_ Preliminary Color/Material Selection

Final Submittal (see pg. 50 for complete list)

- \_\_\_\_\_ Final Site & Grading Plan
- \_\_\_\_\_ Foundation Plan
- \_\_\_\_\_ Final Floor & Roof Plan
- \_\_\_\_\_ Final Exterior Elevations (ext. appointments noted)
- \_\_\_\_\_ Color & Materials Board/Samples
- \_\_\_\_\_ Sections & Plan Details
- \_\_\_\_\_ Final Landscape, Lighting, Irrigation & Drainage Plan
- \_\_\_\_\_ Construction Schedule
- \_\_\_\_\_ Drawings of Construction Sign (if any)

*Building Permits must be obtained from the local Governing Authority and copies filed with the ARC prior to commencement of construction. A Project Completion Review must be requested at least ten days prior to the Final Inspection.*

*The undersigned acknowledges that they have received, read and agreed to the Cross Creek Ranch Design Guidelines. Construction shall commence within one (1) year of approval and be completed within 18 months of commencement.*

Owner Signature(s): \_\_\_\_\_ Date: \_\_\_\_\_

For Reviewing Body Use Only:

\_\_\_\_\_ Approved (Conditions): \_\_\_\_\_

\_\_\_\_\_ Not Approved (Reason): \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

ARC Representative Signature

\_\_\_\_\_

Date

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## PROJECT COMPLETION REVIEW

Requested by: \_\_\_\_\_

Builder/Contractor: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Date final inspection requested: \_\_\_\_\_

Owner: \_\_\_\_\_

Signature: \_\_\_\_\_

Phone: \_\_\_\_\_

### **Notice to owner:**

Following your request for Project Completion Review, the Reviewing Body finds that your final building and site construction:

\_\_\_\_\_ **Conforms** and is consistent with your final submittal

\_\_\_\_\_ **Does not conform** to the plans and specifications approved in your final submittal.

The following corrections/additions are required:

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\_\_\_\_\_  
ARC Representative Signature

\_\_\_\_\_  
Date

*Approval and compliance from the local Governing Authority is required before occupancy and the Final Inspection Certificate is issued.*

*Incomplete submissions will not be accepted or reviewed.*



For Reviewing Body Use Only:

Review Fee: \_\_\_\_\_

Date Received: \_\_\_\_\_



EXISTING RESIDENCE MODIFICATION APPLICATION

Owner: \_\_\_\_\_

Date: \_\_\_\_\_ Lot: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Architect/Contractor: \_\_\_\_\_

\_\_\_\_\_

Contact: \_\_\_\_\_

Email: \_\_\_\_\_

Email: \_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Modification/Improvement Request: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Required for Submittal:

\_\_\_\_\_ Plot Plan/Drawing - Dimensions (Property Line & Building Envelope)

\_\_\_\_\_ Color/Materials Cut Sheet/Samples

\_\_\_\_\_ Elevations/Details

Incomplete submissions will not be accepted or reviewed.

Attachments/Submittal Samples: \_\_\_\_\_

\_\_\_\_\_

Owner Signature(s): \_\_\_\_\_

Date: \_\_\_\_\_

☐ Plan Approved

☐ Plan Not Approved. The following corrections/additions are required:

\_\_\_\_\_

\_\_\_\_\_

All modifications shall begin construction within ninety (90) days of approval and be completed within six (6) months of approval.

Final Inspection Request: Please contact HOAMCO by phone, email or by returning this form, to request a final inspection.

☐ I acknowledge that the above improvement is complete and ready for inspection

Date: \_\_\_\_\_

Initials: \_\_\_\_\_

☐ Please call \_\_\_\_\_ to schedule an appointment

☐ Do not need appointment

☐ Approved

☐ Not Approved

\_\_\_\_\_

ARC Representative Signature

Date

Comments: \_\_\_\_\_

\_\_\_\_\_

☐ By checking this box, owner requests a copy of the completed inspection

Submittals to: (928) 282-4479, x1208,  
lmalone@hoamco.com HOAMCO,  
35 Bell Rock Blvd., Ste. A, Sedona, AZ 86351

# MUST BE POSTED ON JOBSITE



## CONSTRUCTION REGULATIONS

Lot: \_\_\_\_\_ Address: \_\_\_\_\_ Date: \_\_\_\_\_ Time \_\_\_\_\_

Contractor: \_\_\_\_\_ Address \_\_\_\_\_ Phone \_\_\_\_\_

1. No construction of any sort may commence until: the plans are approved by ARC, the compliance bonds have been paid, the pre-construction site survey is completed, the construction fence is installed, and the portable toilet is on site. Provide a copy of the city permit when it is available.
2. Driveway access to the Lot must be protected with gravel or other approved "track-out" protection throughout the duration of the project, until the permanent driveway is installed.
3. **Obtain approval from ARC of any and all changes to exterior elevations. Unapproved changes discovered in the field will be subject to a re-submittal and \$250.00 fine.**
4. Daily Operations & Access:  
*Daily contractor access shall be during the following construction hours:*

Monday-Friday	6:00am-6:00pm
Saturday	8:00am-6:00pm

Any proposed construction hours on Sunday or nationally recognized holidays must have the prior written consent of the ARC.

**Any work hour violation will result in an automatic fine**
5. Builder shall fence off the construction envelope PRIOR to the beginning of any work.
6. Builders are NOT allowed to use/disturb adjacent property for parking, access or storage. If access will be required, prior written permission from that lot owner must be on file with ARC.
7. Radios/Stereos shall not be played so loudly that they can be heard by adjacent neighbors.
8. Association rules for Pets apply to homes under construction.
9. **Trade contractor personnel are restricted from smoking in houses under construction. Material storage areas, trash collection areas and hazardous working spaces are hereby designated 'NO SMOKING' areas.**
10. Builder is required to have fire protection methods available (including fire extinguisher or water service) on site at all times. Careless disposal of cigarettes, contaminated and other flammable material is not allowed.
11. No parking on sidewalks or landscaped areas of the neighborhoods. All construction crews shall park on same side of street in order to maintain adequate access to all other properties and will NOT block the street at ANY TIME. Overnight parking on street or common areas of any vehicles, equipment or trailers is not allowed.
12. Job site needs to be kept reasonably clean of scraps and debris. A DAILY clean-up is required. All construction crews are responsible for IMMEDIATELY cleaning up any debris or materials that get on the adjacent property or community street.



## CONSTRUCTION REGULATIONS

13. Builder will make a reasonable attempt to keep materials from being carried away by wind, including covering all dumpsters and securing all materials while stored on site.
14. No concrete supplies, plasterers, painters or other sub-contractors will clean their equipment outside designated, ARC area in the construction envelope area.
15. Contractors must observe posted speed limit in the neighborhoods.
16. Contractors must use the approved construction access entryways to the individual neighborhoods.
17. Any changes to ARC approved plans WITHOUT ARC approval will be subject to an automatic fine of \$250.00 per week until the changes are submitted and approved by the reviewing body.
18. At painting stage, contact ARC to arrange for a field sample approval of exterior paint. Exterior colors will not be approved until the field review is completed. Inspections will be done within 96 hours, excluding weekends & holiday, weather permitting. Failure to comply with this requirement shall result in an automatic \$250.00 fine.
19. After completion of house and landscape, a final inspection by ARC inspectors will be completed. The house may NOT be occupied prior to this inspection without ARC approval.
20. If construction is not completed within the required (18) months, **a fine of up to \$100/day may be imposed** until Certificate of Occupancy is received and final inspection by the ARC has occurred.
21. Any violation of these Construction Regulations is subject to a \$250 fine, with additional violations of the same regulations subject to increased fines for each subsequent occurrence.

Pre-existing Damage: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

The undersigned acknowledges that they have received, read and agreed to the Cross Creek Ranch Construction Regulations.

\_\_\_\_\_  
Inspectors Name (printed)

\_\_\_\_\_  
ARC Representative Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractors Name (printed)

\_\_\_\_\_  
Contractors Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owners Signature

\_\_\_\_\_  
Date





## APPENDIX B



### The Cross Creek Ranch Fire Mitigation Plan (March 2003)

**Prepared for:** Cachet Homes, 15475 North Greenway-Hyde Loop Ste. B20, Scottsdale, Arizona 85260

**Submitted to:** Sedona Fire District, Fire Marshall Will Loesche, 2860 Southwest Drive, Sedona, Arizona 86336

**Prepared by:** Southwest Forestry, Incorporated, 21615 North Hackamore Lane, Paulden, Arizona 86334

("Note" added to Introduction by the Architectural Design Committee September 2020)

*Reformatted in May 2022 (see note page 78)*





## APPENDIX B

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## FIRE MITIGATION PLAN

### INTRODUCTION

*NOTE: Since this document was approved by the Sedona Fire District in 2003 many of the residential lots in Cross Creek Ranch have been developed and there have been significant improvements made to the common areas. For example, a main gate has been installed, all roads have been developed, pedestrian pathways have been put in place, and irrigated green-spaces have been added. A common source for water has also been established by the community which supplies both residences and fire hydrants. Although these improvements are complete, in use today, and in complete compliance with this Fire Mitigation Plan, they are not recognized in the paragraphs that follow that instead identifies them as planned upgrades as proposed in 2003.*

#### **Purpose**

The purpose of the Fire Mitigation Plan is to minimize the potential adverse effects of a wildfire event on the values at risk within and adjacent to the Cross Creek Ranch. The values at risk include human lives, property, natural resources, beauty, and community consequences.

#### **Opportunity**

Specific mitigating factors can be used to lessen the potential impacts on the values at risk. Managing these mitigating factors in a comprehensive fashion will promote continuity and effectiveness.

#### **Scope of Work**

The Cross Creek Ranch Fire Mitigation Plan will address the following factors:

- Access / Egress To and from the property; within the property.
- Water Availability Mobile and compatible; sequence of canal and developed.
- Buildings Architectural design and building materials.
- Vegetation Thinning; defensible space; adjacent lands; maintenance.
- Construction Activities relating to Fire prevention, detection, and suppression.

The intent of the plan is to integrate these mitigating factors into the design, construction, and maintenance of the project. This effort will improve fire safety by reducing the risk and hazard of fire on the Cross Creek Ranch.

### EXECUTIVE SUMMARY

Controlled access to the property needs to be improved by way of installing and maintaining a sturdy gate. Development of the interior loop road will enable safe and efficient movement around much of the property. A significant reduction in wildfire hazard may be accomplished over the forested property by selectively thinning trees and removing brush. Additional reduction in wildfire hazard may be accomplished by eliminating ladder fuels and removing accumulated surface fuels.





## FIRE MITIGATION PLAN

### **Access / Egress**

Development and use of the designed interior road system will improve the safe and efficient movement within the property. Designed pedestrian paths facilitate movement and create and maintain discontinuous forest fuel conditions.

### **Water Availability**

Mobile water resources will support initial suppression and should be compatible with the United States Forest Service, Arizona State Land Department, and the Sedona Fire District. These resources need to be available during the fire season or generally from May through August.

### **Buildings**

Architectural design and construction materials may be used that do not promote a fire event.

### **Vegetation**

The wildfire hazard of the Cross Creek Ranch woodland forest may be characterized as ranging from moderate to extreme. Increasing tree mortality by bark beetles is evident in shaggy bark juniper and pinyon pine species. Forest stewardship activities may be designed and implemented which: eliminate ladder fuels; remove the excess surface fuels (needles, branches, and leaves); and modify ground fuels by promoting the establishment of grasses and other understory species. Defensible space may be designed and established at the time of construction and maintained through appropriate landscaping and maintenance activities. Wildfire hazard reduction activities on adjacent Federal and State land should be promoted with particular emphasis on removal of the dead and dying fuel component.

### **Construction Activities**

A concise set of requirements should be integrated into the construction activities especially during the fire season. These requirements are meant to deal with the prevention, detection, and suppression of a fire event. Detail includes equipment, operational precautionary measures, the fire guard, and effort on fire suppression.

## **ACCESS/EGRESS**

The primary objective of this mitigating factor is to provide safe and efficient movement by vehicles to and from the property. To this end, the secondary access / egress location designed will be helpful. Roadway widths, lengths, and slopes will meet the requirements as set forth by the Sedona Fire District. Other subdivision design elements which contribute to fire mitigation include the relatively large lot sizes and appropriately designed secondary roads and driveways. Street and address signs will be present and visible and will be detailed in the Cross Creek Ranch Design Guidelines.



## FIRE MITIGATION PLAN

### **ACCESS/EGRESS (CONTINUED)**

Prior to the full design construction of the interior road system, initial operations roads may be established within the right of way for the implementation of forest stewardship activities such as dead tree removal and surface fuels removal. The use of these operations roads will greatly improve the prevention and suppression of a fire event on and adjacent to the Cross Creek Ranch. Also, the roadway itself will provide discontinuity to the primary fuel layer across the property.

### **WATER AVAILABILITY**

The primary objective of this mitigating factor is to provide adequate water flow for fire protection. This includes a fixed fire protection system (sprinklers, alarm system, and stand pipes) as well as fire hydrants as set forth by the Sedona Fire District.

A secondary objective of this mitigating factor is to provide a mobile water source for initial suppression efforts while construction activities are underway. This will be particularly important during the upcoming fire season. This mobile water sources should be compatible with equipment used by the local fire suppression agencies including the Sedona Fire district, the Coconino National Forest and the Arizona Red Rock State Park.

### **BUILDINGS**

The primary objective of this mitigating factor is to use architectural design and construction materials that do not promote a fire event. The Cross Creek Ranch Design Guidelines will provide the necessary detail for the following elements:

#### **Architectural Design:**

- Decks are enclosed or maintained clear of ladder fuels.
- Vents into building open space are screened ( $< 1/8''$ ).
- Eaves into building open space are closed.
- Stem walls or structural support is non-combustible and enclosed.

#### **Construction Material:**

- Decks – fire resistant material.
- Roof – metal, tile, or architectural grade asphalt shingles.
- Siding – non-combustible such as rock or stucco.
- Windows – Low E or double pane.



## FIRE MITIGATION PLAN

### VEGETATION

The primary objective of this mitigating factor is to prescribe modification to the existing vegetation so as to reduce the impact of fire moving into a structure or a structure fire moving into the surrounding neighborhood or adjacent lands. Silviculture is the science used to accomplish these modifications. There are three general vegetation types on the Cross Creek Ranch: riparian; grassland; and woodland.

The grassland component is unique within the surrounding area and can be maintained and made more fire wise with appropriate disturbance. The current condition is underutilized with an excessive dead fuel component. Also, invasion by mesquite and juniper tress is occurring at some locations along the perimeter of pastures. Appropriate disturbance mechanisms may include prescribed burning and / or grazing by domestic livestock or mowing. All burning will be under permit as required by the Sedona Fire District.

The riparian and woodland vegetation types are similar in that some portions of them can be characterized as having excessive and continuous forest fuels. The plants making up the fuel differ but certain elements of fuel composition are evident: ladder fuels are present; horizontal continuity in the predominate fuel layer is high; accumulated surface fuels are high; and ground fuels made up of non-woody species are sparse to nonexistent. The following silvicultural prescriptions are generally applicable throughout the Cross Creek Ranch:

- **Removing and modifying forest fuel.** Trees and shrubs of poor form and vigor are targeted for removal. Most dead material and accumulated surface fuels greater than one inch in depth are removed. Accumulated surface fuels may be removed from under the crowns of residual trees and shrubs and repositioned on areas of exposed mineral soil. Overall fuels modification is accomplished by reducing woody species and in turn promoting grass species and ground fuels. Discontinuity of fuels, maintained throughout the predominant fuel layer, is accomplished through creating an irregular arrangement and sharply defined groups of plans (trees and shrubs). Ladder fuels are minimized and isolated. The disposal of activity-related fuels should be done in such a way so as not to increase the spread and intensification of damaging forest insects.
- **Removing insect killed and infested trees.** A highly aggressive approach to the identification and timely removal of insect killed and infested trees is warranted in order to mitigate the effects that the current insect epidemic has on forest fuel composition and arrangement. The current trend on the Cross Creek Ranch and surrounding woodlands is a rapid increase in the amount of dead standing trees or highly aerated heavy fuels.
- **Thinning from below and intermediate thinning to more natural stocking levels.** In many areas forest health can be improved by establishing and maintaining stands of trees at low to moderate stocking levels (generally less than fifty trees per acre). Trees not selected for retention should be removed. Associated shrub species should be maintained at relatively low stocking levels such as less than twenty plants or groups of plants per acre. Trees and shrubs should have a high degree of variability in their arrangement and species composition so that open areas between them can be established and maintained free of woody vegetation. The result of this arrangement is distinctly formed groups of vegetation across the landscape.





## FIRE MITIGATION PLAN

### VEGETATION (CONTINUED)

General prescriptive elements such as these can be refined and customized for individual land owners. Often, land owners will underestimate the amount of vegetation removal needed to mitigate fire hazard and will strive to retain far too many trees. Education is the key to garnering support for meaningful vegetation treatments.

### DEFENSIBLE SPACE

Defensible space guidelines are based upon a zone concept and are responsible to the “Urban/Wildland Interface Code, 2000 Edition”, as adopted by the International Fire Code Institute. The Cross Creek Ranch Design Guidelines will provide the necessary detail on landscaping elements including: plant species selection; plant arrangement and density; and maintenance.

#### Zone 1 (0-10 feet from the edge of the structure)

The goal in this zone is to reduce a creeping ground fire.

- Minimize the amount of flammable vegetation.
- Do not allow ladder fuel arrangement.
- Maintain non-combustible ground material adjacent to the structure. This may include pathways, planter beds, rock gardens, etc.
- Maintain the area free of accumulated surface fuels such as needles and leaves.
- Native plants should be occasional and only partially within this zone. Limbs of trees should not touch or hang over the structure.
- Dead wood should be pruned out from native plants.
- Fuel arrangement from living plants should be highly discontinuous.

#### Zone 2 (10-50 feet from the structure)

The goal in this zone is to reduce radiant heat and short-range spotting.

- Maintain low combustible ground cover.
- Minimize and isolate ladder fuel arrangements.
- Maintain accumulated surface fuels at less than one inch in depth.
- Native plants should be lightly stocked and irregularly arranged. Space between plants or groups of plants should be clear of woody vegetation and typically greater than fifteen or twenty feet.
- Prune out dead wood from native plants.

#### Zone 3 (50 feet to property boundary)

The goal in this zone is to create conditions unfavorable to crown fire.

- Retain native trees and shrubs at densities from 20 to 70 per acre.
- Minimize and isolate ladder fuel arrangement.
- Maintain accumulated surface fuels at less than one inch in depth.
- Prune lower dead limbs from native trees.



## FIRE MITIGATION PLAN

### CONSTRUCTION ACTIVITIES

The primary objective of this mitigating factor is to prevent fire ignition from construction activities. This level of prevention is based on awareness and education. The personnel working on the Cross Creek Ranch represent a significant potential source of fire ignition. These same people are also a great asset in the prevention, detection, and initial suppression of a fire event. The National Fire Danger Rating System may be used to provide guidelines for the type and timing of certain construction activities.

#### National fire Danger Rating System (NFDRS)

Many references are made to fire weather days and related fire danger ratings (low, medium, high, and extreme). These ratings are based on a system called the National Fire Danger Rating system used by federal, state, and local fire suppression agencies. The NFDRS ratings are based on weather related factors including air temperature, relative humidity, fuel stick moisture content, and wind velocity. All of these factors contribute to the relative danger of fire states and fire intensity.

“Critical fire weather days” are defined as those days rated as “high” or “extreme” by the NFDRS. The Sedona area has an annual average of greater than 50. This means that at least six weeks every fire season the weather is most favorable for large and high intensity fires. Construction operations occurring during critical fire weather days should be executed with great caution.

A daily NFDRS rating for the Sedona area can be determined by calling either the United States forest Service or the Sedona Fire District.

### STANDARDS

#### Equipment

##### *Equipment Usage for Fire Suppression:*

All contractors are required to allow the use of all equipment applicable to a fire suppression operation including but not limited to dozers, graders, water trucks, chain saws, fire tools, fire extinguishers, and communications equipment.

##### *Spark Arresters*

All internal combustion engines shall be equipped with a spark arrestor except for the following:

- Engines equipped with a turbine driven exhaust supercharger.
- Passenger carrying vehicles such as light trucks and medium trucks up to 40,000 GVW used on roads and equipped with a factory designed muffler and an exhaust system in good working condition.
- Heavy duty truck with vertical stack exhaust systems extending above the cab that are used only on roads.



## FIRE MITIGATION PLAN

### STANDARDS (CONTINUED)

Spark arresters must be listed as qualified in the “Spark Arrester Guide, General Purpose and Locomotive, VOL 1” or in “VOL 2, Spark Arrester Guide, Multi-position Small Engine (MSE) 1994 or later. Both of these references are published by the National Wildfire Coordinating Group.

#### ***Fire Extinguishers (In accordance with NSPA 10)***

- Each vehicle must be equipped with at least one chemical pressurized fire extinguisher. (For example: 2A: 10-B:C)
- Each power saw operator must have one chemical pressurized fire extinguisher readily available for use. (For example: 2A: 10-B:C)
- One chemical pressurized fire extinguisher must be present on all welding operations. (For example: 2A: 10-B:C)
- One chemical pressurized fire extinguisher is mandatory in every temporary office structure and storage unit. (For example: 2A: 10-B:C)
- Each flammable fuel storage area must have at least one fire extinguisher. (For example: 2A: 40-B:C)

#### ***Fire Tools***

Each vehicle must be equipped with a least one tool that could be utilized for fire fighting purposes. These tools include shovels, rakes, axes, combination tools, and pulaskis.

#### ***Emergency Communications***

Each contractor must have immediate access to or be in possession of a radio phone or cellular phone or have radio contact with a dispatcher who has these capabilities.

#### ***Water Tender***

A water tender (tanker) with a minimum capacity of 1000 gallons must be located on site from mid-May through the end of August. Water tender couplings and attachments must be compatible with local fire suppression equipment. Water must be accessible for immediate use by construction personnel.

### **Operational Precaution Measures**

#### ***Smoking***

Smoking is only permitted in vehicles or in designated smoking areas where vegetation has been cleared to mineral soil for at least 30 feet. All smoking materials must be extinguished in a proper container and not disposed of on the ground. Smoking is only permitted in vehicles on extreme fire weather days.





## FIRE MITIGATION PLAN

### STANDARDS (CONTINUED)

#### ***Catalytic Converters***

All vehicles equipped with catalytic converters shall park only in areas which are cleared of vegetation.

#### ***Burning***

All burning will be under permit as required by the Sedona Fire District. No lunch fires or warming fires are allowed on days rated as moderate, high, or extreme by the NFDRS. Fires lit on days rated as low must be extinguished with water and mixed with dirt by the work shift. Burning of excessive forest fuels is only permitted when fire danger is rated as low by the NFDRS and the Sedona Fire District has been notified of the time and place the burn will occur.

#### ***Disposal of Vegetative Residue***

Vegetative residue (limbs, needles, stumps) shall be disposed of either by removing from site, burning, chipping, or grinding. All burning will be under permit as required by the Sedona Fire District. Chips or grindings may be used or removed.

#### ***On Site Storage of Flammable Materials***

Flammable materials such as gas, oil, paint, or explosives must be stored in an area with at least 50 feet radius or ground surrounding that has been cleared of vegetation to mineral soil. At least one fire extinguisher must be present in this area at all times.

#### ***Welding and Grinding Operations***

At least 10 feet of cleared area is required around a welding or metal grinding site.

#### **Efforts on Fire Suppression**

##### ***Contractor Responsibility***

Should a fire occur on any part of the Cross Creek Ranch area, contractors shall immediately proceed to extinguish the fire. Contractors and employees should use their best judgment when suppressing fire leaving suppression of larger and potential life-threatening fires to the fire suppression agencies (Sedona Fire District, U.S. Forest Service). Contractor shall immediately contact fire suppression agencies upon notification of the fire if this has not already been executed by the Fire Guard.



## FIRE MITIGATION PLAN

### STANDARDS (CONTINUED)

#### **Fire Guard**

##### *Definition*

A fire guard must be present during moderate to extreme fire weather days. In the absence of a fire guard, contractors must fulfill the guard's responsibilities. A fire guard is defined as a person who is specifically assigned to detect fire ignitions, contact fire suppression authorities, and to attempt to suppress fire starts within his or her capability. Fire guards must be physically able to perform all duties involved and possess the ability to quickly assess potentially hazardous situations. Fire guards must have the mechanical knowledge to inspect all equipment for spark arrester compliance. Fire guards must be knowledgeable concerning fire hazards. Completion of an introductory wildland firefighting course along with a beginning fire behavior course is mandatory (S-I 30, S-I 90).

##### *Responsibility*

**Fire guards are responsible for the following duties:**

- Monitor all construction and development activities for fire risk and hazard.
- Enforce all aspects of this construction phase fire prevention plan.
- Determine fire danger rating each day and implement applicable fire prevention measures. Inform all work crews of fire danger on a daily basis.
- Facilitate fire safety meetings with working crews on a monthly basis.
- Remain on site at least one hour after activities have ceased to monitor for fire ignitions that may have occurred during these activities.
- Notify fire departments immediately in the event of a fire.
- Inspect all equipment for fire safety requirements.
- Keep a detailed daily journal of fire prevention related tasks and information.
- Daily fire danger rating.
- Any equipment inspections, corrections, and results.
- Any potential fire hazards noted and addressed.
- Type and location of all activities for that day.
- Attempt to extinguish small fire starts using common sense and safety to determine suppression capability.

##### *Authority*

**Appointed fire guards have full authority to delay, reschedule, or halt any construction practice that may be a fire hazard for the following reasons:**

- Noncompliance with the Fire Prevention Plan.
- Lack of caution when executing a construction related activity.
- Presence of very extreme weather conditions (even if NFDRS rating conflicts).
- Conflicting construction activities which when executed simultaneously or in the same vicinity cause a fire hazard.



## FIRE MITIGATION PLAN

### STANDARDS (CONTINUED)

#### *Equipment Requirements*

The Fire Guard must have the following items in possession at all times:

- One pair of binoculars.
- One set of Spark Arrester Guides (USFS or AEA).
- Three pointed nose, long handled shovels.
- Three Pulaski or axes, one fire rake.
- One cellular phone, radio phone, or radio in good working order.
- One large capacity fire extinguisher.
- One back pack pump full of water.
- One copy of the Fire Prevention Plan.
- Appropriate wildland fire fighting equipment including Nomex shirt, Nomex pants, hard hat, leather gloves, and heavy soled leather boots.
- One first aid kit.

**Note:** None of the Association, the Board members, the Association officers, any member of the ARC, or any agent of the Association shall be liable in damages to anyone who relies upon or implements the Fire Mitigation Plan by reason of mistake in judgment, negligence, or nonfeasance arising out of or in connection with the Association's adoption of the Fire Mitigation Plan or the ARC's approval or disapproval any Fire Mitigation Plans submitted to the ARC in connection with the implementation by an Owner of the Fire Mitigation Plan, and each Owner or other person submitting plans to the ARC agrees, by submission of such plans, that he will not bring any action or suit against the Association, the Board members, the Association officers or the members of the ARC, or any agent of the Association, to recover damages as above described, including, without limitation, to recover damages arising out of or in connection with fire on the Owner's Lot and damage to or destruction of any improvements thereon.

The Fire Implementation Plan and approval by the ARC of the Owner's implementation of the Fire Mitigation Plan shall not be deemed to be a representation or warranty that the Owner's plans and specifications will prevent fire on the Owner's Lot or damage to or destruction of any improvements thereon. Each Owner understands that due to the location and condition of the Owner's Lot there may be certain inherent fire risks and agrees for himself, his family, guests and invitees (the "Releasing Parties") to and does hereby release the Association, the Board members, the Association officers, any member of the ARC and any agent of the Association from any and all liability arising from any damage or injury to the Releasing Person or the property of the Releasing Parties arising out of or in connection with such fire hazard.





## CROSS CREEK RANCH HISTORY



HISTORIC RANCH HOUSE DATES TO THE EARLY 1900s

In early 1941 Jack and Helen Frye began to purchase and trade land parcels that eventually comprised about 800 acres in Sedona, Arizona. Jack Frye, one of the original founders of TWA, wanted to convert his Sedona ranch property into a working ranch. Helen named the first 120 property acre parcel "Deerlick Ranch"; the other parcel was called "Smoke Trail Ranch".

By the 1970s portions of the ranch had been sold off. Traces of the Frye Ranch still exist in the private 60-acre residential Smoke Trail Ranch. Another portion of the land has become the beautiful Red Rock State Park.

This private residential community of Cross Creek Ranch just west of Red Rock State Park was offered for sale in 2003. This ranch was originally part of the 320-acre 1896 homestead of Juan Armijo and his son.

In 1906 Juan and his son purchased a ditch associated with the property to irrigate their fields and crops.

This Armijo ditch is still used today by Cross Creek Ranch to irrigate several fields.