

THE VIEWPOINT – EAST & WEST

ARCHITECTURAL GUIDELINES

INTRODUCTION:

Established information for the current and future homeowners as well as their representatives. These guidelines detail the items, which should be reviewed by the Architectural Committee. The purpose of the Committee is to provide guidance during the design process and to assure the compatibility of all development within The Viewpoint. The Architectural Committee strongly recommends that lot owners enlist the services of qualified architects, designers and contractors to plan their custom home.

The following section details the architectural standards and procedures as referred to in Article 3 of The Viewpoint – East & West Covenants, Conditions and Restrictions (referred to as CC & Rs).

IMPROVEMENTS REQUIRING REVIEW:

All improvements, which may have an impact on the community, require review and approval of the Architectural Committee. These improvements include but are not limited to:

- All construction including buildings and any accessory structures
- All materials or colors for exteriors
- Site improvements such as Landscape/Fencing improvements
- Changes or additions to any items listed above

ARCHITECTURAL COMMITTEE:

All PLANS for construction within the subdivision **must** be submitted to the Viewpoint Architectural Committee. Information specifying lot number, lot owners' names, telephone number, mailing address and the name, address and phone number of the architect, designer and builder must be provided.

Plans covering the following items, drawn to an appropriate scale, with accurate dimensions must be submitted:

SITE PLAN

The following features must be detailed:

- Location of all proposed structures within the setbacks for front, sides, and rear of site.
- Location of all easements
- Driveways, parking areas, turnarounds and walkways
- Grade changes from natural contour
- Landscaping if known at this stage

FLOOR PLAN

The following features must be detailed:

- All floor spaces
- Floor level transitions
- Decks and/or patios
- Garages and any detached structures
- Square footage of livable area on each floor

EXTERIOR ELEVATIONS

The following features must be detailed:

- Exterior elevations should show all facets of exterior design and any factor that affects the exterior of the structure, including decks, railings, trim, etc.
- Existing and finish grade lines if natural contour of lot has been changed.
- Siding materials of wood (horizontal) as may be appropriate with the design of the structure.*
- Masonry materials including slump block, brick, splitface, or stone. The use of plain block is acceptable with washed or stuccoed mortar.
- Roofing materials, roofing dimensions, and colors*
- Driveways and walkways to be constructed of concrete, masonry, wood or similar materials.
- *Samples of exterior paint colors, finishes, siding materials, and roofing materials should be submitted to the Committee.
- Landscaping plan to include decorative fencing or terracing materials along with size, type, and location of trees, shrubs, and ground cover to be planted on lot.

APPROVAL OF THE FINAL PLANS BY THE ARCHITECTURAL COMMITTEE IS REQUIRED PRIOR TO CLEARING, EXCAVATING OR APPLICATION TO THE TOWN OF PRESCOTT VALLEY FOR A BUILDING PERMIT.

PLAN REVIEW PROCEDURE:

- Plans must be turned in to the Committee to initiate the review process. If the Committee fails to approve or disapprove the plans within thirty (30) days from the date of the application, approval will not be required.
- Plans will be returned to the owner with an approval stamp and detailed stipulations if applicable.