

# DESIGN GUIDELINES

## INTRODUCTION:

The following guidelines are established to insure the visual and economic integrity of The Viewpoint. The value of properties is greatly enhanced by the long range views and gently rolling terrain. Maintaining these values in the design and quality of all improvements shall be a primary consideration during the Architectural Review process. Each proposed home will be reviewed individually based upon how it fits within the general character of The Viewpoint.

### RECOMMENDED DESIGN STYLE

Ranch  
Contemporary/Modern  
Santa Fe  
Early American  
Split-Level  
Spanish

### UNACCEPTABLE DESIGN STYLE

Log Cabin/Log Home  
Geodesic Dome  
Prefab or Manufactured  
A-frame/Chalet  
Underground  
Victorian

## GENERAL DESIGN CRITERIA:

- **HEIGHT & SIZE** – Minimum of twelve hundred (1200) sq. ft. of livable area is required. No structure shall have an elevation greater than thirty-five (35) feet from the ground upon which it sits.
- **GARAGES** – Each home shall have at least a two-car attached garage.
- **PARKING** – Each home shall have at least two offset street parking spaces (driveway O.K.).
- **VIEWS** – Every effort must be made to locate improvements so as to avoid blocking desirable views from other lots.
- **TOPOGRAPHY** – Buildings should be designed to conform to the natural topography of the site.
- **ENTRY** – Front entry stairs and porches are most prominent and should be reflected as such in their design as an integral part of the structure in an aesthetic manner.
- **DECKS, RAILINGS AND SUPPORT STRUCTURES** – These should respond to their intended use corresponding to changes in exterior grades and interior features. Decks and railings must have detail and depth while being a functional extension of the main structure.
- **RETAINING STRUCTURE** – Exposed faces of retaining walls should not exceed 6 ft. Stepped terraces may be required and landscape planting may need to be utilized to break solid unbroken walls.
- **MAILBOXES** – To provide for consistency in the Subdivision, mailbox stands and mailboxes have been purchased by the Developer. Buyer will reimburse Developer at time of home plan approval. All boxes shall remain uniform in size, shape, and color.

**RECOMMENDED ROOFING  
MATERIALS**

Fiberglass dimensional shingles  
Wood shake (Class A/B only)  
Concrete shake/tile  
Mission clay tile

**RECOMMENDED SIDING  
MATERIALS**

Wood siding (no T111 vertical)  
Stone; real or cultured  
Brick, Split-face block, Slump block  
Stucco  
Masonite siding w/brick or stone trim

**COLORS:**

Paint and any exterior colors must be submitted for approval on like materials for finished product. Earth tones are encouraged, while high contrast or clashing color schemes will not be acceptable.

Each proposed color scheme for a home will be reviewed on the basis of its relationship to the natural surroundings, architectural design and neighborhood character.

**FENCING:**

There shall be no fencing except for specific purposes, such as screening, child containment, animal control or architectural effect. The only fencing allowed shall be concrete block, Canyon Brown in color. Care should be exercised in the placement of fences to preserve scenic views.

**LANDSCAPING:**

A detailed front yard Landscaping Plan must be submitted to the Architectural Committee for review within three (3) months of construction completion and installed within three (3) months of approval of said plans. In no case shall the front yard remain un-landscaped for a period longer than seven (7) months of occupancy. This requirement is subject to any Town of Prescott Valley planning and zoning landscape requirements.

The use of native plants and materials is strongly recommended for the primary landscaping theme. All new plantings, which are not drought-resistant, must be equipped with an automatic irrigation system. Natural earth tone materials such as decomposed granite, river rock, native rock, etc., are encouraged. Colored gravel and rock, weeds, artificial plants or flowers will not be acceptable. Each home will be landscaped so as to minimize soil erosion and maintain natural drainage.

**LIGHTING:**

No spotlights, floodlights or other high intensity lighting shall be placed or utilized upon any Lot which will allow light to be reflected unreasonably on any other lot. Any exterior lighting must be submitted for approval and must conform to Town of Prescott Valley ordinances.

**GENERAL CONSTRUCTION GUIDELINES**

**GENERAL GUIDELINES:**

- Before any work begins all plans must have approval of the Architectural Committee and approved by the appropriate governmental agencies. The Committee must also approve all proposed changes or amendments to plans.
- All building shall be complete, unless otherwise approved, within twelve (12) months from the start of construction.
- The contractor shall continuously maintain the site in a clean and orderly fashion, keeping the street and sidewalk free of debris and dirt. The contractor shall immediately clean up any debris that blows off the site onto adjacent property.
- Trash dumpsters or containment areas are required on each construction site. Trash dumpsters shall be 20 cubic yards or less in size and must be placed on the property and not on the sidewalk or street.
- No contractor or his employees shall operate any equipment such as generators, saws, or conduct any activities which causes excessive noise or produces any nuisance earlier than 7:00 a.m. or later than 6:00 p.m., Monday through Saturday; or earlier than 9:00 a.m. or later than 4 p.m. on Sundays or holidays.
- The contractor shall not allow his employees to play radios so loud as to become a nuisance to adjacent neighbors. Loud and abusive language will not be tolerated.
- Contractors or their employees are prohibited from allowing dogs to roam free or cause a nuisance of any kind at the construction site.
- Contractors shall take whatever measures necessary to insure public safety at the construction site.
- Each contractor shall have a portable toilet facility available to each building site. It may not be located within a roadway or on a sidewalk or cause any obstruction or nuisance to adjoining homeowners. The contractor assumes sole responsibility for the provision and maintenance of said toilet.
- Building materials shall not be stored on sidewalks or streets at any time. A Builder may store supplies of brick, block, lumber and other building materials on the lot undergoing improvement provided such materials are kept in areas approved in writing by the Architectural Committee.
- Any damage to the sidewalk curbs or street that has occurred during the house construction shall be repaired in a timely manner by the contractor. Said repairs shall conform to the standards of the Town of Prescott Valley and shall be approved upon completion by the Committee.

Requests for exceptions in compliance with any of these guidelines due to hardship or extenuating circumstances must be presented in writing to the Committee before final approval to construct.