FOXBORO RANCH ESTATES

DESIGN REVIEW GUIDELINES

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PHILOSOPHY

The philosophy of Foxboro Ranch Estates is the blending of people and structures into the existing forest as a harmonious and aesthetically pleasing residential community with the primary emphasis on the sustainability of the natural environment. These Design Review Guidelines (DRGs or Guidelines) have been created to provide lot owners with guidance for the improvement of their properties within the unique environment of Foxboro Ranch Estates. The purpose of these Guidelines is to create a harmonious architectural approach that is compatible with the forest. These Guidelines provide for residents to create individual and unique homes to meet and exceed their personal visions. No single residence or improvement will stand apart in its design and appearance so as to detract from the overall philosophy of Foxboro Ranch Estates. The design of each residence should be tailored to the unique features of each individual home site.

The Guidelines for Foxboro Ranch Estates are not intended to dictate any certain style of acceptable architecture, but rather attempt to set forth standards by which design ideals are followed. It is the intention of these guidelines to provide the Owner with the greatest flexibility in personal expression, while maintaining harmony with the inherent quality and beauty of the natural environment.

These Guidelines apply to all lots within Foxboro Ranch Estates, except Common Areas, water company properties, other areas under the control or management of the Foxboro Ranch Estates Property Owners Association, and where noted.

DEFINITIONS

Unless the context otherwise specifies or requires, the following capitalized words or phrases have the meanings below when used in these Guidelines. Terms may also be defined in the Declaration and have the meaning defined there and may be repeated here for convenience.

ABBREVIATED DESIGN REVIEW – "Abbreviated Design Review" means that procedure by which an Owner may seek approval for an Improvement of smaller scale, when certain conditions apply as described in Section 6.

ADMINISTRATIVE APPROVAL – "Administrative Approval" means that approval for an Improvement which may be granted through the Abbreviated Design Review Procedure. An Administrative Approval is granted by a DRC representative without review by the full Design Review Committee. See Section 6.

ARCHITECT – "Architect" means a person appropriately licensed to practice architecture or landscape architecture.

ASSOCIATION – "Association" means the Foxboro Ranch Estates Property Owners Association, Inc., an Arizona nonprofit corporation and its successors and assigns. Declaration § 9.4.

BOARD OF DIRECTORS – "Board of Directors" or "Board" means the Board of Directors of the Foxboro Ranch Estates Property Owners Association.

BUILDER – "Builder" means a contractor, person or entity engaged by an Owner for the purpose of constructing any Improvement within the Foxboro Ranch Estates. The Builder and Owner may be the same person or entity.

BUILDING ENVELOPE – "Building Envelope" means the area on each Lot, not to exceed 15,000 square feet, where all development and disturbance must occur, except for the driveway areas, the utilities trench, and address monument. The location and dimensions of the Building Envelope must be approved by the DRC prior to site and building plans being submitted to Coconino County. Declaration § 9.8.

C, C & R – Declaration of "Covenants, Conditions, and Restrictions" of Foxboro Ranch Estates, as mended from time to time. Declaration § 9.13.

COMMON AREAS – "Common Areas" means subdivision property available for use by all Lot Owners as defined in Declaration § 9.10.

DECLARATION – "Declaration" means the Declaration of Covenants, Conditions and Restrictions of Foxboro Ranch Estates, as amended from time to time. Declaration § 9.13.

DESIGN REVIEW COMMITTEE – "Design Review Committee" or "DRC" means the committee established pursuant to the Declaration and these Guidelines.

DESIGN REVIEW GUIDELINES – "Design Review Guidelines," "Guidelines" or "DRGs" mean the rules defining the guidelines and standards for construction of Improvements on Lots. The Design Review Guidelines may be changed from time to time by the DRC and need not be recorded. Declaration § 9.15.

DESIGNER – "Designer" means an individual who has demonstrated appropriate architectural design skills in an environment similar to Foxboro Ranch Estates (See Qualified Design Services). For the purposes of the DRGs, whenever the word Designer is used, it means either Designer or Architect.

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

FILL – "Fill" means any addition of earth, rock, or other materials to the surface of the land, which increases the natural elevation of the surface.

FINE – "Fine" is a monetary penalty imposed on a Lot Owner for violation of the Association's community documents or as noted herein. A Fine may include reimbursement of expenses the Association or DRC incurred as a result of the violation, including attorneys or other professional fees. A Fine cannot be imposed without the Owner having notice and an opportunity to be heard.

FINISHED GRADE – "Finished Grade" means the final or finished contours of a Lot, after removal of soils material, placement of Fill, and grading for drainage.

FOXBORO RANCH ESTATES – "Foxboro Ranch Estates" means the platted subdivision.

FOXBORO RANCH ESTATES PROPERTY OWNERS' ASSOCIATION – "Foxboro Ranch Estates Property Owners' Association" or "Association" means Foxboro Ranch Estates Property Owners' Association, Inc., an Arizona nonprofit corporation, its successors and assigns.

IMPROVEMENTS – "Improvements" mean any Residence or buildings, outbuildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, courtyards, landscaping, poles, signs, ornamental objects, equipment, and any Structure or amenity of any type or kind as defined in Declaration § 9.19. Improvements include new construction, additions, exterior remodeling, landscaping, exterior installations, and any other change or addition that impacts the exterior appearance of a Lot.

LOT – "Lot" means a separately designated and numbered area of land (1-57) defined and identified by the Foxboro Ranch Estates Plat. Declaration § 9.20.

NATURAL GRADE – "Natural Grade" is the existing contour of a Lot, prior to the time any alterations, grading, or site work is done to the Lot by the Lot Owner.

NEIGHBORING PROPERTIES – "Neighboring Properties" means the lots, streets, and common areas in the Subdivision in the near vicinity of a particular lot.

OPEN SPACE – "Open Space" means all land, Improvements, and Common Areas now or hereafter designated as such on the Plat, and/or the Declaration of Covenants, Conditions and Restrictions for Foxboro Ranch Estates.

OWNER – "Owner" means the Owner of a Lot as defined in the Declaration § 9.25. The Owner may act through an Owner's agent or representative, provided the agent is authorized in writing.

QUALIFIED DESIGN SERVICES – "Qualified Design Services" means design services provided by an individual or company that has demonstrated architectural design skill and has experience in an environment similar to Foxboro Ranch Estates. Persons providing Qualified Design Services must be able to utilize the potential of each site and translate the Owner's needs into an appropriate design. Qualified individuals will show a complete understanding of these Guidelines and the ability and responsibility to abide by them.

REGISTRANT – "Registrant" means an appropriately Arizona licensed and registered professional.

RESIDENCE – "Residence" means any building or portion of a building, situated upon a Lot and designed and intended for separate, independent use and occupancy as a residence. Declaration § 9.29. Unless otherwise defined, "Residence" shall mean single-family residence.

SETBACK AREA – "Setback Area" or "Setbacks" means those dimensions from the Lot property boundary that define areas in which no development may occur, pursuant to these Guidelines and the applicable requirements of Coconino County.

STRUCTURE – "Structure" means anything constructed or erected on a Lot, the use of which requires location on the ground or attachment to something having location on the ground.

SURVEY – "Survey" means a drawing prepared by a licensed surveyor or engineer, correctly illustrating Lot information such as dimensions, boundaries, topographical information, utility locations, vegetation, etc.

ARTICLE 1: ADMINISTRATIVE GUIDELINES

1.1. Codes and Approvals

All Improvements within Foxboro Ranch Estates and the use and appearance of all land within Foxboro Ranch Estates shall comply with the Declaration, these Guidelines, and all applicable zoning regulations, building and safety codes, ordinances, and other governmental regulations. Improvements and landscaping shall comply with Pinewood Fire District regulations and Firewise building techniques. Lot owners are responsible for obtaining current information from Pinewood Fire District.

Requirements set forth in the Guidelines are independent of the obligations of the Owner to comply with all applicable laws, ordinances, and regulations. Compliance with the DRGs does not relieve an Owner from the obligations to also comply with all applicable laws, ordinance, and regulations. See Declaration § 8.9.

Owners have the responsibility to ensure that all designs utilized on their Lots comply with all safety and building requirements mandated by the applicable governmental agencies. Foxboro Ranch Estates, the Association, and its Design Review Committee, shall have no liability for the designs or engineering utilized on the Lots.

1.2. All Exterior Improvements Require DRC Approval

No Improvement shall be constructed or installed on a Lot without the prior written approval of the DRC. See also Declaration § 1.1. All buildings and other Improvements constructed within Foxboro Ranch Estates must be approved in writing by the Design Review Committee (DRC) prior to submittal to Coconino County and/or the commencement of construction. If Coconino County requires any changes to the plans, or grants any variances, these changes and variances must be approved by the DRC prior to the commencement of construction.

No de-vegetation, excavation, grading work, road/driveway work, or septic perk tests shall be performed on a Lot without the prior written approval of the DRC. Declaration § 1.1.2.

Whenever any action by, or approval of, the DRC is required by the terms of these Guidelines, the Declaration, or other Association documents, request for such action or approvals shall be submitted to the DRC, in accordance with the procedures set forth herein. Request for approvals shall be reviewed by the DRC in accordance with these Guidelines and the Declaration.

The procedures set forth in these Guidelines do not change any rights or restrictions upon Owners to maintain or repair their Lots in accordance with the Declaration or Association documents.

Each Lot Owner is responsible for obtaining from the DRC a copy of the most recently revised Guidelines before commencing any Improvements to the Owner's Lot.

ARTICLE 2: SITE PLANNING

2.1. Building Envelope, Setbacks

The Building Envelope is that portion of each Lot within which all Improvements, with the exception of driveways, must be built and in which alterations to the existing landscape may be permitted pursuant to Section 3.3 of these Guidelines. All utilities must be located adjacent to the driveway unless a different location is approved by the DRC. Improvements contained within the Building Envelope include all building projections, roof overhangs, chimneys, sidewalks, and all other types of Improvements. All Improvements must comply with all applicable building code and safety regulations required by Coconino County.

The area of any Lot not contained within the designated Building Envelope shall remain in its natural and undisturbed condition with the exceptions listed below. Natural and undisturbed conditions shall be interpreted to include the conditions that no man-made improvements or landscaping of any kind shall be permitted beyond the Building Envelope; and no disruption or alteration of the natural grade or drainage shall be permitted beyond the Building Envelope, except as allowed in Sections 1.7 and 1.8 of these Guidelines. Thinning and pruning of trees, bushes, ground cover and shrubs are required within the Building Envelope consistent with Section 2.2 in those areas not actually developed by structures and encouraged beyond the Building Envelope in order to provide and enhance defensible fire breaks.

With the exception of Lots 46 & 47, as noted below, the building setbacks for all lots shall be as shown on the final plat, measured from the property line, and must meet the minimum dimensions as follows:

Front (Street) Setback	25’ minimum
Side (Street) Setback	25’ minimum
Side (Interior) Setback	20’ minimum
Rear Setback	20’ minimum

Building envelopes for lots 46 & 47 shall be determined at the point of sale and shall conform to shared driveway access on Dixie Lane. Setbacks, in accordance with the above dimensions, shall be measured from the interior dimensions of the shared driveway alignment.

2.2. Lot Restrictions

All Improvements constructed on the Lot shall be of new construction, and no buildings or other structures shall be removed from other locations to the Lot except for log homes and any historically or architecturally significant structures relocated to the Lot or within the Lot as approved in advance by the DRC. Declaration § 1.1.1.

No more than one single-family Residence and one guest house (where allowed by County Code) may be constructed on any single Lot. Outbuildings like a detached garage may be

constructed (where allowed by County Code), but only when the architectural style, color and materials are carefully coordinated with the main Structure and approved by the DRC.

The DRC may identify trees, terrain, and other natural features on certain Lots that must be protected or retained. To facilitate the identification of such features, it is required that each Lot Owner or their representative meet with a DRC representative at the Lot prior to initiation of the design. See Section 5.6. The DRC representative will cooperate with the Owner or their representative to determine what additional restrictions, if any, are required to properly develop the Lot while protecting natural features. Final Lot restrictions are not established until this meeting has taken place and the DRC has notified the Owner of any additional restrictions or conditions.

2.3. Guest Houses

Guest houses may only be allowed where they comply with Coconino County zoning regulations and building codes and approved by the DRC. These regulations may restrict the construction of guest houses to larger or multiple Lots, or require that the guest house be connected to the main Structure. Owners who wish to consider a guest house are advised to check with the Coconino County Building Department early in the planning process.

2.4. Combined Lots

If an Owner owns contiguous Lots and wants to permanently combine the Lots into a single home site, the Owner may do so only with the prior written consent of the DRC and only if the change, in the DRC's opinion, does not materially impair views or privacy from Neighboring Properties. Any required governmental approvals shall be the responsibility of the Owner, including obtaining approval for a new Building Envelope. If two or more Lots are combined, then the combined Lot may have two driveway entrances subject to the approval of the DRC.

When considering combining Lots, the Owner must recognize that combining Lots may be beneficial, as it could provide more natural open area between adjacent Lots and improve view corridors; it may also have an adverse impact on the view and privacy of other nearby Lots or Common Areas, and therefore requires approval by the DRC prior to submittal to the applicable governmental agencies.

Owners are urged to submit a proposed Building Envelope for combined Lots to the DRC, prior to acquisition and as early in the design process as is reasonable prior to preliminary submittal. The location and dimensions of the Building Envelope must be detailed on a site plan drawing submitted to the DRC. The location and dimensions of the Building Envelope must be approved by the DRC. Specific focus will be placed on, but not be limited to, the following: preservation of natural features, adjustments in the Building Envelope when appropriate, preservation of view corridors, and appearance of Improvements from the street and Common Areas. Lot Owners who permanently combine two or more Lots with irrevocable deed restrictions shall be assessed for dues and fees based on one Lot. Lot Owners who maintain ownership of two or more separate Lots shall be assessed for dues and fees based on the number of Lots owned.

2.5. Site Work

The impact of the proposed Residence on other properties or Common Areas with respect to privacy, view preservation, ease of access, and fire safety must be considered. Owners should be creative in the design process to alter as little of the site as possible from its original condition. To maintain the natural site, cut and fill shall be minimized.

All areas of a Lot disturbed during construction or other activity must be restored to the natural condition. See also Section 4.6.

2.6. Preservation of Natural Growth

The natural trees, shrubs, vegetation, plants, and growth in Foxboro Ranch Estates shall be preserved, except for land use within the Building Envelope for the buildings, structures, driveways, parking areas, recreational facilities, animal enclosures, and gardens.

Selective pruning or removal of trees and shrubs may be necessary for the development of some Building Envelopes. Clear cutting of the Building Envelopes is never allowed. Any cutting of trees or vegetation must first be approved by the DRC, except for the pruning of dead limbs. Tree stumps can be removed anywhere on the Lot without DRC approval. Removal of trees without the approval of DRC may result in a penalty Fine of $2,500 per tree.

Great care must be taken in designing Improvements around existing trees, so the root system remains undamaged, and the supply of water is maintained. In general, the drip line of the trees should remain 80% clear of Improvements, with no Improvements closer to the trunk than halfway from the drip line to the trunk. The drip line is the circumference of the branches of the tree projected onto the ground.

2.7. Waterways

United States Waterways are located on Lot Numbers 4, 5, 6, 7, 8, 9, 10, 32, 39, 40, 44, 50 and 54 in Foxboro Ranch Estates. These waterways present the Lot Owners with special opportunities which can enhance the blending of the homes within the unique natural environment in Foxboro Ranch Estates. Restrictions to these waterways are addressed in the Declaration § 1.5.1.

2.8. Site Drainage, Grading

Developing a proper drainage plan is the responsibility of the Owner. Site drainage and grading must be accomplished with minimum disruption to the Lot. The Declaration restricts alterations to any topographic conditions of the Lot impacting drainage. Refer to Declaration § 1.5.1.

Under no circumstances shall any Lot Owner alter the topographic conditions of the Owner's Lot in any way that would change the natural direction or flow of drainage or permit additional quantities of water from any source to flow from the Owner's Lot onto any adjoining Lot, property, or roadway, or permit water to back up onto any adjoining Lot, property, or roadway.

Every Lot Owner must get the approval of the DRC for any drainage design before the design is constructed and installed on any Lot in Foxboro Ranch Estates. Declaration § 1.5.1.

Run-off water shall not be caused to drain onto adjoining Lots, Common Areas, or Open Spaces except in the manner it did prior to construction.

Existing road shoulder drainage patterns shall be maintained where driveways intersect streets.

Any drainage damage that may occur from one Lot to other Lots, Common Areas, or Open Space, because of a change in existing conditions, will be the responsibility of the Owner of the Lot who caused the altered drainage flow. The Owner shall comply with all legal requirements and be responsible for all damages resulting from changes in existing drainage conditions. Responsibilities include, but are not limited to, engineering and construction required to adjust drainage to its pre-existing condition before any Owner alterations.

2.9. Culverts

Culverts are required where driveways intersect streets.. Culverts must not alter the Subdivision's drainage design. The DRC may require an Owner to retain a Registrant to design the culverts.

All culverts must be backfilled with cement slurry, including all backfill up to sub-grade. All culverts, bridges, or other drainage structures shall be finished with headwalls to prevent erosion of adjacent slopes, and to conceal most of the required culvert. These elements must comply with Section 3.8. regarding building materials and be consistent with the natural environment. Any exposed portions of culverts must be finished in colored concrete or stone headwalls, blend with the natural environment. The DRC will get involved if the culverts and/or headwalls do not meet these standards.

2.10. Foundation Engineering and Drainage

Because soils and drainage conditions within Foxboro Ranch Estates may vary from area to area, standard foundations may not always be appropriate. Lot Owners are urged to retain the services of a Registrant to evaluate soil conditions, drainage conditions and foundation designs. Careful planning must be employed to ensure positive drainage away from all Structures. Drain tiles ("French drains") are strongly recommended at perimeters, and often beneath the Residence itself. Gutter down spouts should be connected to underground piping to carry run-off away from the Residence.

2.11. Utility and Service Lines

No lines, wires or other devices for the communication or transmission of electric current or power, including telephone, television, and radio signals, shall be erected, placed, or maintained anywhere in or upon any Lot or other property unless contained in conduits or cables installed and maintained underground (except to the extent, if any, that underground placement may be

prohibited by law or would prevent the subject line from being functional) or concealed in, under or on buildings or structures approved by the DRC. Above ground placement must be approved by the DRC prior to construction.

No provision shall be deemed to forbid the erection of temporary power or telephone structures for emergency purposes or incident to the construction of buildings or structures approved by the DRC. Notwithstanding the foregoing, utility meters and related panels and similar equipment may be placed on outside building walls exposed to view from a street in order to comply with any requirements, regulations, orders, conditions or specifications of any public, quasi-public or private utility or any governmental agency or body, provided that reasonable efforts shall be made to avoid placing any such meter, panel or other equipment on the outside front wall of a residence or other building facing the street running directly in front of such residence. All utility equipment must be enclosed and screened from view, and the location and screening materials must be approved by the DRC. Above-ground service pedestals, installed by the Lot Owner, must be painted and/or screened to blend with the natural environment and be approved by the DRC.

All driveways shall start where the utilities are stubbed out, and all utilities shall run underneath or alongside the driveways on each Lot, subject to the approval of the DRC. To minimize disturbance to the site, and where possible, all utilities shall be brought onto the property in trenches parallel, and in close proximity, to the driveway. Utility lines should not be placed in close proximity to large trees.

2.12. On-Site Systems

All Lot Owners must install back flow preventers on their Lots. A minimum one-inch frost free hose bib must be installed downstream of the backflow preventer and in front of the Building Envelope for utilizing water for fire protection during construction.

All Residences, detached garages, and other structures as required by the DRC within Foxboro Ranch Estates must have fire alarm systems that include an outside audible fire alarm bell which is actuated by an interior fire alarm hard wired into the electrical system (with battery back-up). The fire alarm systems should be monitored by a contracted service. Low temperature alarms with an outside audible bell are recommended unless the water service is “turned off” to the Residence and outbuildings during the winter. Interior sprinkler systems and intrusion alarms are optional, but if installed, these systems should be monitored by a contracted service.

All Lot Owners in Foxboro Ranch Estates shall install their own septic systems, which must be constructed below ground level and approved by the DRC before installation.

2.13. Building Orientation

Residence orientation and design should take into consideration view corridors and privacy for adjacent Lot Owners and maximize energy efficiency when possible. The location and

orientation of all Residences and Structures must be approved by the DRC prior to submittal to Coconino County for construction permits.

2.14. Garage, Garage Doors, Parking Spaces

All Residences must include a minimum of one two-car garage. The DRC encourages building designs which orient garage doors away from streets. The presentation of any garage door must relate to other exterior details of a Residence.

Garage doors must be integrated with the design of the Residence in material and massing and must be recessed a minimum of one foot from the exterior plane of the wall and must be approved by the DRC. All garage doors must be at least seven feet tall, and at least one garage door must be a minimum of nine feet wide. Double-size garage doors are allowed only when turned sideways from the street and largely screened from Neighboring Properties by vegetation or architecture. A wall offset of at least 16 inches is required between doors where more than 2 doors are lined up in a single wall system. Garages must be a minimum of 22 feet deep and 22 feet wide, measured inside. Larger garages are recommended.

The interior of all garages shall be maintained in a neat, clean, and sightly condition. Garages shall be used only for parking vehicles and storage and shall not be used or converted for living activities. Garage doors shall be kept closed at all times except to the limited extent reasonably necessary for use.

Detached garages are permitted when in compliance with applicable building codes, zoning requirements and these Guidelines, and must be approved by the DRC.

No on-street parking will be allowed. All vehicles must be stored inside a garage or within an area that is screened from view from Neighboring Properties, except for 1) guest vehicles which may be parked during the period of their stay not to exceed one continuous month and 2) circumstances outlined in Ariz. Rev. Stat. §33-1809 related to public service and public safety emergency vehicles. The DRC reserves the right to address flagrant violations. Each Lot must provide adequate off-street parking for two vehicles. The driveway itself may serve as this parking area, but owners should consider the advantages of providing an additional parking area. These parking spaces are for short-term parking for guests only not to exceed one continuous month.

2.15. Driveways

The location of driveways must be approved by the DRC. There can only be one driveway entrance/exit off the road, subject to the approval of the DRC, with the exception of Lot 22. However, if two or more Lots are combined then the combined Lot may have two driveway entrances subject to the approval of the DRC. The graded or paved surface of an access drive shall not exceed 14 feet in width where it crosses the front Setback of the Lot, except for a small, widened area where the driveway meets the street, at which point the driveway width may not exceed 20 feet, unless required by any governmental entity and approved by the DRC.

Sections of the driveway and the parking area may be contained outside of the Building Envelope and may be exempt from setbacks as necessary when approved by the DRC.

Shared driveways (serving more than one Lot) may be allowed where required to preserve natural features and open areas. The DRC will evaluate any proposed shared driveways on a case-by-case basis and may grant exceptions to other driveway-related guidelines. Shared driveways may also require the approval of the Pinewood Fire District.

To minimize the disturbance to the site, driveway placement should be coordinated with utility installations. Driveways must be roughed into useable condition prior to any construction on the Lot. All utilities shall be brought onto the property via trenches adjacent to the driveway unless otherwise approved by the DRC.

All driveways and visible paved areas must be colored and/or exposed-aggregate concrete, colored pavers, Bomonite or other similar material approved by the DRC. No uncolored concrete driveways are permitted. Asphalt driveways may be permitted if approved by the DRC. Steep driveway designs should be avoided when possible and must be approved by Coconino County and the DRC. Care must also be taken to avoid sudden transitions in the driveway steepness or grade.

2.16. Patios, Decks and Porches

Patios, decks, and porches shall be designed as an integral part of the architecture of the Residence. It should be noted that wood decks have high maintenance characteristics.

2.17. Walls, Fences

No walls or fences may be constructed without the approval of the DRC. All walls and fences must be contained within the Building Envelope in close association (if not connected to) the primary residence. Walls and fences may be used for privacy, to delineate private areas from the rest of the Building Envelope and shall appear as a visual and physical extension of the residence, using similar material and finishes and coordinated detailing, materials, and colors. Walls and fences may define small yards, courtyards, pet runs or terraces.

Walls and fences shall not delineate the Building Envelope and must not enclose more than 50 percent of the Building Envelope. Fencing is not permitted in front of the mid-point of the home or extending 12 feet from the side yard of the home except for courtyards approved by the DRC. Walls and fences may not exceed six feet in height measured from Finished Grade. Retaining walls necessary for roadway, driveway, or residential construction, shall not exceed four feet above Finished Grade.

Masonry walls with stone facing are strongly encouraged. Masonry walls with colored stucco, and substantial wood fences, may be allowed when carefully coordinated with the Residence. Wood fences must be punctuated with masonry columns, or similar building materials approved by the DRC, to be allowable.

The Association will maintain the fencing around the perimeter of Foxboro Ranch Estates (standard Forest Service subdivision perimeter fencing), including adjacent to the Foxboro Ranch property outside of the Subdivision. The break-away gate and fence adjacent to Foxboro Ranch may not be altered unless approved by the DRC and owner of Foxboro Ranch.

Lot Owners may install a dry stacked rock cairns to delineate each corner of the Lot. A cairn may not exceed two feet in height. Invisible electronic fences for pet containment must be within the Building Envelope

2.18. Service Yard, Electric Meter, Ground Mounted Equipment

Electric meters and similar wall-mounted devices shall be concealed to the maximum degree allowed by the utility company. Equipment should be recessed into walls when possible and concealed with architectural elements as allowed. In all cases, visible equipment must be painted to blend with surrounding materials.

Walls or fences are required as screening for any service yard, and to conceal air-conditioning units, gas meters, trash containers, and other outdoor equipment or facilities, and approved by the DRC. Walls or fences must be of sufficient height so equipment is not visible from Neighboring Properties but may not be taller than six feet. Walls and fencing must meet the requirements in Section 2.17.

ARTICLE 3: ARCHITECTURAL DESIGN

3.1. Foxboro Ranch Estates Architectural Concept

Architectural designs and landscaping shall emphasize natural materials, colors, and rustic mountain motifs. Styles that reflect the informal, rural-mountain setting of Foxboro Ranch Estates are encouraged. Use of natural materials and colors that blend with the surrounding forest are required. All exterior elements on any structures in Foxboro Ranch Estates, such as paint and stain colors, including light reflective values, siding materials, roofing materials and any stonework must be approved by the DRC before installation, and must be consistent with the Foxboro Ranch Estates Design Review Guidelines. Use of native stone is encouraged in Foxboro Ranch Estates. Only natural and/or rustic architectural elements may be used in the construction of any exteriors in Foxboro Ranch Estates, subject to the approval of the DRC.

To maintain the overall characteristics and quality of the community the DRC will carefully review each design to ensure that all homes meet this general philosophy of the Subdivision. The DRC retains the right to reject, at its sole discretion of the DRC, a proposed design that may be inconsistent with these principles. No single residence or improvement should stand apart in its design so as to detract from the overall appearance of Foxboro Ranch Estates.

3.2. Architectural Style

Examples of architectural styles that are consistent with the general architectural design goals:

- Traditional Informal European Cottages and Country Homes
- Traditional Informal American Cottages and Country Homes
- Mountain Lodges and Log Homes

Examples of architectural styles that are inconsistent with the general architectural design goals:

- Southwestern
- Mediterranean
- Contemporary/Modern
- Excessively Formal Styles (Formal versions: Victorian, Tudor, Southern, etc.)
- Exaggerated Chalet Style
- Red Brick

3.3. Size

The size of Residences shall range from a minimum of 3,000 square feet to a maximum of 10,000 square feet of livable area, subject to the approval of the DRC. All Improvements must be built inside the Building Envelope.

3.4. Massing

Massing is the arrangement of three-dimensional building solids that form the exterior of the Residence. Each Residence must be composed of multiple masses with each mass distinguished by either a minimum vertical or horizontal offset of two feet, or a significant change in roof lines, and/or combinations of windows, columns, or other design elements, that coordinates with the architecture below. At least two distinct masses must be visible from each building elevation. For those Residences that are 5,000 square feet or greater, multiple distinct masses must be visible from each building elevation. The DRC reserves the right to withhold approval for any proposed structure that appears over-simplified or boxy. Excessive or disproportionate blank areas will not be allowed, such as flat uninterrupted wall spaces over garage doors.

3.5. Height of Structures

The DRC discourages the construction of any Residence or other Structure which would appear excessive in height when viewed from anywhere in Foxboro Ranch Estates and may not be allowed by the DRC. Allowable heights are limited by the Coconino County Building Codes and these Guidelines. No structure of more than 35 feet in height shall be constructed without the specific approval of the DRC, and the height of the building must also be in compliance with any requirements specified in the applicable Coconino County ordinances.

On a case-by-case basis, the DRC may grant approval to a design with greater heights based on steep or unusual Lot conditions, subject to obtaining approval from Coconino County. Excessive

roof height, in overall proportion to the Residence, especially at entry porches, is discouraged and may not be allowed by the DRC.

Floor, deck, and patio levels must not exceed certain heights according to the following:

- Where Natural Grade slopes less than 1 foot in 12 feet, ground floor levels, patios, and decks, at any given point, shall not be greater than 48 inches above Finished Grade and not more than 72 inches above Natural Grade, unless approved by the DRC on a case-by-case basis.
- Where Natural Grade slopes 1 foot in 12 feet or more, ground floor levels, patios, and decks, at any given point, shall not be greater than 60 inches above Finished Grade and not more than 84 inches above Natural Grade, unless approved by the DRC on a case-by-case basis.

Residences on sloped Lots may require stepped-down floor plans. On certain steep Lots, this may be difficult to achieve, so the DRC will review this requirement on a case-by-case basis. Consideration will be given to the exterior detailing of the Structure, which may be used to minimize the appearance of a higher floor system. No severe terracing of the land, to accommodate "flat" floor plans, will be permitted.

Retaining walls not directly supporting a building Structure, shall not exceed four feet in height, measured from Finished Grade. Where Lot conditions require, the DRC may approve, on a case-by-case basis, higher retaining walls, with conditions requiring terracing, additional landscaping, or other measures to minimize the apparent wall height.

3.6. Roof Shapes and Materials

To create a pleasing relationship with the surroundings, multiple roof forms and planes are required. Irregular combinations of height, massing and ridge directions are encouraged. No single roof plane may exceed 2,000 square feet. All two-story houses must include some main-level roof elements, such as single-level areas or porches.

All Residences shall have pitched roofs with a minimum pitch of 4 feet in 12 feet and a maximum pitch of 12 feet in 12 feet, except for crickets. Small, localized roofs with a pitch less than 4 feet in 12 feet may be approved by the DRC on a case-by-case basis.

Roof overhangs must be constructed to meet required minimum lengths according to the following formula:

Roof Pitch	Min. Overhang Length
4:12 to 5:12	3'
Over 5:12 to 7:12	2'
Over 7:12	1' - 6"

Wide eaves are encouraged. Shorter eaves must be true to the architectural styles described in Section 3.2.

All roofs shall be of a material, texture and color approved by the DRC. The DRC has determined that the following roof materials are generally permitted: slate, imitation slate, flat concrete tiles, non-reflective raised-seam metal roofs, and heavy-weight three-dimensional thick-butt asphalt shingle (with a weight of 325 pounds per square foot or more) as long as assemblies meet class one fire ratings.

Composition shingles of standard or medium thickness, any type of barrel or "S" tiles, asphalt roll roofing, and highly reflective metal surfaces are prohibited. Most pre-finished metal roofs may be considered too reflective and will be prohibited. Genuine copper roofing is encouraged as the metal roof of choice. Copper roofs must be allowed to tarnish naturally or chemically; permanently shiny copper (sealed) will not be allowed.

3.7. Rooftop HVAC Equipment

No heating, ventilating, air conditioning, or evaporative cooling units or appurtenant equipment may be mounted, installed or maintained on the roof of any Residence or other building so as to be visible from Neighboring Properties.

3.8. Building Materials

To maintain the architectural integrity and consistent visual experience of Foxboro Ranch Estates, all exterior building materials must be approved by the DRC before installation. The aesthetic merits of any combination of exterior materials are subject to review and approval by the DRC. Each material will be selected, with colors and textures compatible with the natural surroundings.

Finished building materials must be applied to all exterior surfaces of all Structures and Improvements and installed in compliance with Pinewood Fire District requirements. All exterior surfaces, including gutters, chimneys and flues, and all exposed hardware, are to be finished or painted. Unfinished metallic exterior surfaces are not permitted.

Permitted exterior finish materials include:

- Wood siding including shingles, beveled or tongue-in-groove board siding, board-on-board, and board-and-batt.
- Natural stone including "malapais" (Flagstaff's local basalt), textured sandstone or fieldstone.

The DRC may consider, on a case-by-case basis, the following exterior finish materials:

- Textured masonry block (split-face, slump) if used in moderation when stained or integrally colored.
- High-quality synthetic or plywood siding products which, in the opinion of the DRC, would be virtually indistinguishable from natural materials. The product must be installed in such a manner that no artificial details are visible and have a wood-grained surface suitable for traditional stains or paints, with a DRC-approved color.

- Limited use of other synthetic siding (besides vinyl siding), including cement-based products, and stucco may be used provided the design is consistent with the architectural style standards of these Guidelines (See Section 3.2), and must be approved by the DRC. Specific color restrictions apply to stucco (See Section 3.9).
- Simulated or cultured stone will be allowed when, in the opinion of the DRC, the product is virtually indistinguishable from the natural material.

Prohibited exterior finish materials include:

- Brick and natural stone with a shiny finish.
- Vinyl siding.

Physical and color accurate samples are required at the time of final review for the above to be considered. Simulated and cultured products and materials not previously approved by the DRC may require sample application for final DRC approval.

3.9. Exterior Colors

The exterior colors of all buildings and Structures must be approved by the DRC. Lighter and intense colors will not be permitted. The intent is to reflect the rich and varied forest colors with deeper colors that allow homes to blend into the natural settings.

Light Reflective Value (LRV) is the reflectivity of a surface measured by a calibrated light meter. The value of 100 represents the percentage of light reflected from pure white; flat black equals a value of 0.

- Major exterior colors (body color, large trim, garage doors, and roofs) shall range from 8 to 40 LRV. The color of any natural or synthetic stone must also fall within this range.
- Small-scale accent colors (windows, small trim, and small doors) shall range from 1 to 50 LRV.
- Stucco and exposed decorative block colors shall range from 8 to 27 LRV and all must be submitted as physical samples for specific DRC approval.

Even when a color is within the acceptable LRV range, the intensity, or saturation, must be subtle. The DRC may, at its sole discretion, reject any color that may be too intense for the natural surroundings. Extreme contrast between main body color and trim color(s) must be avoided. The DRC may reject color schemes in which extreme contrasts may result in a “busy” or cluttered look. Generally, a difference of 10 LRV points between body and trim colors will be the maximum allowed.

In addition to required colored building samples, plans and specifications submitted to the DRC must include details of the exterior color scheme, including a list of all exterior surfaces and their colors.

Any repainting or redecorating of exterior surfaces will also require submission of a color scheme on samples of existing building materials to the DRC for approval, except when repainting with the same previously approved colors.

Final approval of exterior colors shall not be granted by the DRC until members of the DRC meet on site and review samples of the exterior colors applied to small sections of the Residence or other Improvement. A Lot Owner may wish to delay the confirmation of the final color or stonework selections until some point in time after the start of construction, in order to better visualize landscape considerations, or to test an assortment of potential colors with the actual materials intended for use. The DRC will cooperate with the Owner in this regard, provided that no color or material shall be applied (except for application to small sections for the DRC's consideration in the approval process), until such time as the DRC reviews and approves the final selections. The Lot Owner should have the DRC's approval of the color selections before the placement of any orders for materials to avoid potential restocking costs in the event of the DRC's denial of the submitted item(s). Moreover, the provisions stated herein shall be a condition of the final design approval; therefore, application of any materials, coatings or finishes without the requisite submittal to and approval by the DRC shall have the effect of voiding the approval in its entirety.

3.10. Exposed Foundation Walls

All visible surfaces of foundation walls and piers must be constructed with textured masonry units faced with stone or receive a stucco/mortar-wash finish and be painted to blend unobtrusively with adjacent materials. Foundation walls which occur under a skirted deck, so they are no longer visible are exempt from the finishing requirements stated above. Foundation walls with colored stucco as described above must step down with the grade change so that the exposed surface does not exceed a vertical height of 16 feet above Finished Grade. Where conditions make this requirement difficult, the DRC may approve limited areas with exposed surfaces up to 30 feet high, provided that the landscape screening material will be installed to largely conceal the taller foundation walls. When this provision is exercised, specific descriptions of the landscape material must be included with the Final Submittal for the Residence design.

Taller unfaced foundation walls may also be concealed by covering the upper portion with siding material that matches or complements the wall above.

3.11. Deck Skirting, Exposed Deck Framing, Outdoor Stairways

Deck skirting, to conceal the space beneath a deck, may be required when, in the sole opinion of the DRC, the cavity may be unsafe, difficult to maintain, inviting to animals without skirting in place or creating a potentially unsightly presentation when viewed from Neighboring Properties.

When deck skirting is required, it shall be recessed from the outer edge of the deck and materials shall meet the requirements of Section 3.8. Building Materials.

Deck skirting may not be required when all visible materials coordinate with the remaining structure. Deck skirting may be prohibited by the DRC if, in the judgment of the DRC, such skirting detracts from the overall appearance and philosophy of Foxboro Ranch Estates.

Where the bottom side of an elevated deck is visible from other properties, (in particular at second level decks and porches), the DRC may require that visible framing members be concealed or enclosed by finished materials that coordinate with the architecture.

Any outdoor stairway must coordinate fully with the surrounding architecture in proportions and detailing. Cluttered framing members will not be allowed. Skirting or screen walls to conceal the space beneath a stairway may be required when, in the sole opinion of the DRC, the cavity beneath the stairs may be unsafe, difficult to maintain, or unsightly when viewed from Neighboring Properties. Concealment or enclosure of exposed stringers and other measures may also be required by the DRC.

3.12. Windows, Skylights, Window Coverings, Glass Block

Windows that are trimmed with heavy frames, or are recessed from the outside wall plane, are strongly encouraged to suggest thick walls and traditional workmanship. Wood, vinyl clad, or metal clad window frames will be required, unless otherwise approved by the DRC. While the elevations will differ on various sides of the house, windows on all sides must be treated with the same attention to details given to the front or street elevation. All facades shall contain some degree of doors, windows, or other openings in the walls. Unusual window shapes, or windows insensitively placed, will not be approved. Sloped window heads must be shaped to match roof lines or be arched or level. No scissor truss windows will be permitted with slopes not matching the roof line. The glass or treatments of windows may not be highly reflective.

Interior shutters and window coverings, when visible from outside the home, must be of neutral color, and may not be lighter in value than LRV 75 (about the value of a manila file folder). Lighter window coverings may be used for interior effect if the lining (visible from exterior) meets this requirement.

Skylights should be integrated into the design of the structure and must not be highly reflective and must be illustrated in elevations and are subject to DRC approval. Frames must blend with roofing material. Double-glazed units with glass (clear and tinted) are required.

Exterior glass block will be subject to review and approval of the DRC.

All exterior window covers, shutters, or wrought iron guards must be approved by the DRC.

3.13. Exterior Lighting

All exterior lighting must comply with Coconino County's Lighting Zone I regulations and these Guidelines. Exterior lighting should be limited to that which is reasonably necessary for the safety and convenience of the Residents of such Lot.

The source (lamps, bulbs, etc.) of exterior lighting may not be visible from Neighboring Properties. It must be completely shielded from view to eliminate glare from a normal standing position from any Neighboring Properties. Particular care must be taken when lighting homes which are visible from land at lower elevations. Coconino County's lighting ordinance provides additional guidance on fully shielded fixtures.

Exterior lighting fixtures shall be mounted on (or recessed into) a wall of the Structure, a site wall, or the bottom side of a roof overhang. Only driveway, path lighting and landscape lighting may be mounted on short poles. Driveways and paths may be lit with downward-facing, low-intensity lights adjacent to the driveway or path. All exterior lights shall be aimed downward within 10 degrees of vertical.

Security lighting intended to provide bright illumination must be for use during emergency situations only. It must be circuited and controlled separately from any other lights and must be timer-controlled to cycle off in 20 minutes or less.

Low wattage lighting for holidays is allowed; however, every effort should be made to mount such displays in locations that are not obtrusive to the natural environment. All holiday lighting should be in for only 30 days prior to and five days after the date of the holiday. Discreet, low-level holiday lighting is encouraged.

3.14. Interior Lighting

Interior lighting becomes a concern when the light spills to the exterior, causing glare when seen from Neighboring Properties. Special attention should be given to the aiming and intensity of interior accent lighting. Interior light sources that, in the sole discretion of the DRC, are a source of a nuisance as viewed from the exterior, through windows or skylights, are not allowed and are subject to alteration or removal.

3.15. Water Conservation

Low-flow toilets and shower heads are required in all Residences. Low-flow toilets shall use a maximum of 1.5 gallons per flush. Low-flow shower heads must deliver a maximum of 2.5 gallons per minute at 80 psi. Lot owners are also strongly encouraged to utilize water-conserving faucets, washing machines and dishwashers.

In addition to these interior water conservation measures, landscaping designs must minimize water consumption. See Section 4.10. Landscape Design Guidelines.

3.16. Address Sign, Signage

Each Lot Owner is responsible, at the Lot Owner's expense, for the installation of a detached address sign. All address signs must be constructed of metal, wood, or stone and be appropriate in size and blend into the forest surroundings. The DRC reserves the right to determine if the sign meets these goals. The address sign shall be installed at the time that the driveway is constructed and shall be located near the property line, where driveway meets the road..

All temporary construction signs shall be constructed according to Section 7.18. Additional signage is restricted by Section 1.5.5 of the Declaration.

3.17. Building Projections

All projections from a Residence or other Structure including, but not limited to, chimney flues, vents, gutters, down spouts, utility boxes, porches, and railing, shall be painted or finished to blend with the color of surrounding materials.

3.18. Antennae, Satellite Dishes

No television, radio, short-wave, microwave, satellite, or other antenna, pole, tower, or dish shall be placed, constructed or maintained upon any Lot unless such item is less than 24" in diameter, does not exceed three feet in height, and is fully and attractively screened or concealed so as not to be visible from Neighboring Properties, and the means of screening or concealment shall be subject to the regulation and prior approval of the DRC.

Ground-mounted installations of antenna/satellite structures with appropriate screening are encouraged since they are typically less conspicuous. Any visible equipment must be painted to blend with surrounding materials. The DRC reserves the right of placement approval and to establish screening requirements regarding the placement of all reception devices protected through the Federal Telecommunications Act of 1996, together with any amendments to the Act.

3.19. Solar Applications

Passive solar application, or the orientation and design of the Residence for maximum winter sun gain, are encouraged. Solar panels and similar equipment must be installed so as not to be visible to Neighboring Properties unless the equipment is integrated into the architectural design or screened. It is the Owner's responsibility to ensure that functionality of the equipment is not impaired by its location.

3.20. Barbecues, Fire Pits, Fireplaces

Both interior and exterior barbecues and fireplaces shall be installed according to local codes. The use of gas as an alternative to wood burning is strongly encouraged to promote clean air, safety, and night-time visibility for local observatories.

Exterior built-in barbecue units and fireplaces must be contained within the Private or Inner Transition landscaping zones, see Section 4.5. Outdoor fireplaces must comply with the same safety and code restrictions that apply to interior fireplaces, spark arrestors and screens (including UL listing and Coconino County Firewise building standards). Extreme care must be taken to ensure that chimneys and other heat sources are kept away from trees and other plant material.

Use of otherwise permissible barbecues, fireplaces, fire pits must still comply with applicable fire restrictions and bans including Coconino County ordinances and the U.S. government Red Flag Warnings.

3.21. Greenhouses

Greenhouses must be attached to the Residence, be contained within the Building Envelope and be DRC approved.

3.22. Awnings

Awnings require DRC approval. Awning colors and materials must complement the Residence exterior and conform to the standards of the exterior colors as detailed in Section 3.9. of these Guidelines. Canvas awnings are prohibited.

3.23. Ancillary Structures

All ancillary Structures, including but not limited to storage sheds and gazebos, must be designed in the same architectural style as the main Residence, including use of colors, exterior materials, and landscaping. They must be visually connected to the primary structure by walls, courtyards or other major design elements and be DRC approved.

3.24. Basketball Hoops, Play Structures, Other Recreational Equipment

Exterior play structures and portable play equipment, such as, but not limited to, basketball hoops and backboards, slides, trampolines, treehouses, play gyms, swing sets, and playhouses, must be located within the Building Envelope. If portable, these items must be stored in a garage or fully screened area when not in use. If not portable, play structures must not be placed or constructed on any Lot where visible from Neighboring Properties without the prior written approval of the DRC (including, without limitation, approval as to appearance and location). The DRC reserves the right to reject, or require complete screening for, any proposed play structure or other recreational equipment.

3.25. Ornamental Objects

Ornamental objects such as sculptures, fountains, ponds, statues, and bird feeders require DRC approval, and must be located within the Building Envelope. Any ornamental objects must be of a scale appropriate to the Residence and be compatible with the architectural character of the community. The DRC reserves the right to reject or require complete screening for any proposed ornamental object.

3.26. Flagpoles

Only the American flag and those flags identified in Ariz. Rev. Stat. §33-1808 can be displayed where visible from Neighboring Properties. American flags should be displayed consistent with the federal flag code. All flags must be in good condition, not exceed 3x5 feet in size, and no more than two flags can be displayed at once. Freestanding flagpoles may not exceed the roof height of the Residence (excluding extensions such as chimneys) and be located in the Building Envelope at a location approved by the DRC. Flagpoles and flag size must not interfere with view corridors of Neighboring Properties.

Poles to which basketball backboards, goals and related equipment are affixed are governed by Section 3.24.

3.27. Storage Tanks

No tanks of any kind shall be erected, placed, or maintained on any Lot unless such tanks are buried underground and approved by the DRC; however, an above ground tank for the storing of fuel will be allowed if approved by the DRC and any necessary governmental agencies. All propane tanks must be located underground. Nothing herein shall be deemed to prohibit use or storage upon any Lot of any above ground propane or similar fuel tank with a capacity of ten (10) gallons or less used in connection with a normal residential gas barbecue, grill or fireplace, space heater, or a spa or hot tub so long as any such tank either: (a) has the capacity of ten (10) gallons or less; or (b) is appropriately stored, used and/or screened, in accordance with these Guidelines or as otherwise approved by the DRC, so as not to be visible from Neighboring Properties.

Nothing in this section shall prohibit the above ground water tank used for the Foxboro Ranch Estates water distribution system.

3.28. Spas

Spas and all related equipment shall be completely screened from direct view from Neighboring Properties.

3.29. Tennis Courts, Sports Courts

Foxboro Ranch Estates' philosophy is to preserve natural vegetation and open areas, and private tennis or other sport courts will not be allowed unless approved by the DRC.

3.30. Garbage

No garbage may be placed or stored on any Lot except in covered containers designed to prohibit entry by all wildlife. These containers must be concealed from view of Neighboring Properties by use of site walls and screening or may be kept within the garage. Rubbish, debris, and garbage shall not be allowed to accumulate. Each Owner shall be responsible for removal of rubbish, debris, and garbage not only from their Lot but also from all public rights-of-way either fronting or siding the Lot excluding (a) private roadway Improvements, and (b) those areas specified on a tract declaration or the subdivision plat to be maintained by the Foxboro Ranch

Estates. Each Lot Owner and/or Resident shall have no more than two garbage containers on his or her Lot. The burning of rubbish, debris or garbage is strictly prohibited.

3.31. Structure Maintenance

No Residence, Structure, or Improvement on any Lot is permitted to fall into disrepair and must, at all times, be kept in good condition and repair and be adequately painted or otherwise finished. In the event any Residence, Structure or Improvement is damaged or destroyed, then subject to DRC approval, the Lot Owner must immediately repair, rebuild, or demolish it. In the event the Owner fails or refuses to do so, the DRC, at its sole discretion, may enter and complete the repair, rebuild, or demolition. The Lot Owner must reimburse the Association for all related costs. This Fine is due 10 days after the completion of the repair, rebuild, or demolition.

3.32. Wind Turbines

Wind turbines are not allowed.

ARTICLE 4: LANDSCAPE DESIGN GUIDELINES

4.1. The Foxboro Ranch Estates Landscape Concept

The Foxboro Ranch Estates landscape concept is based on compatibility with the natural forest environment, fire safety, and a commitment to low water usage. An aggressive revegetation program using native plants and grasses will be implemented in all areas impacted by construction to ensure seamless flow between the community and the surrounding environments. See Section 4.6.

Foxboro Ranch Estates has been carefully planned to blend in with the surrounding forest. To maintain this principle, the DRC will allow restoration of the natural forest along with informal landscaping that is in harmony with this natural setting and carefully mimics the natural appearance of the forest community, while at the same time, softens and compliments the look of the architecture of the home.

Formal landscaping will not be allowed, and every effort should be made to develop landscaping plans that reflect and enhance the existing beauty of this forest neighborhood. A licensed landscape architect can help create a successful finished look without looking overdone.

The elk, deer and other animals inhabit the area, and the landscape should be planned to coexist with the wildlife. Many species of plants will be eaten or damaged by wildlife, and it is strongly recommended that you consult with a local nursery, the Arboretum, or the county Extension service to find out which plants are less apt to be damaged by wildlife and what methods can be used to protect plants from damage.

4.2. Review of Landscape Designs

Landscaping plans shall meet the requirements of the Pinewood Fire District and these Guidelines. The DRC will review landscape plans for compliance with these Guidelines.

4.3. Fire Safety, Firewise Principles

All landscape plans shall meet the requirements of both the Pinewood Fire District regulations and these Guidelines. Landscape designs must utilize Firewise principles including defensible space while retaining the flow of natural features on the Lot. Defensible space is that area between a Structure and a potential oncoming wildfire where the vegetation has been modified to reduce the wildfire threat and provides an opportunity to effectively defend the Structure. Maintaining defensible space is a Lot Owner's continuing responsibility.

4.4. Preferred Materials

Landscaping must consist of native and/or drought tolerant plant materials appropriate for the location. Native plants are those occurring naturally and native to a given ecosystem or plant community. Drought tolerant plants are non-native plant species that can survive extended periods of time with little or no water and are appropriate for a particular area without posing a threat of invasiveness or possessing characteristics of an invasive species or noxious weed.

Invasive plants and noxious weeds are prohibited. Invasive plants are non-native species whose introduction does or is likely to cause economic or environmental harm and tend to disrupt natural ecosystems by displacing native species. Noxious weeds are plant species designated as such by the Secretary of Agriculture, Secretary of the Interior, or by State law or regulation. Generally, noxious weeds will possess one or more of the characteristics of being aggressive and difficult to manage, parasitic, a carrier or host of serious insects or disease, and being non-native, new to or not common to the United States.

4.5. Landscaping Zones

To assist in developing appropriate landscape plans, four major landscaping zones are designated on each Lot – the Private Zone, Inner Transition Zone, Outer Transition Zone, and Natural Zone.

A. Private Zone

The Private Zone is that part of the Lot entirely contained by architecture or walls and is not visible from Neighboring Properties (i.e., an interior courtyard). In the Private Zone, landscaping with Native and/or Drought Tolerant plants are encouraged but are not mandatory. Plants and trees must remain contained within the Private Zone and maintained in a way that will not impact the environment beyond the Private Zone. The DRC may require pruning, trimming or removal of any Private Zone plants that are, or become, visible.

B. Inner Transition Zone

The Inner Transition Zone is that portion of a Lot within the Building Envelope and in close proximity (within eight feet) to the house, architectural Improvements, and driveway. The Inner Transition Zone is intended to provide a subtle transition from the natural forest to the more

developed areas around the house. Landscaping within the Inner Transition Zone must reflect the character of the natural forest and may not be densely planted.

C. Outer Transition Zone

The Outer Transition Zone is that portion of the Lot within the Building Envelope between 8 feet and 20 feet from buildings, decks, and patios. Landscaping in the Outer Transition Zone must approximate the low density and irregular arrangement of the native vegetation. Necessary screening may be done utilizing approved plant material in a dense pattern and then transitioning down to a smaller size and lower density in order to mimic a natural look. Any screening must be approved on a site-by-site basis by the DRC.

D. Natural Zone

The Natural Zone is the remainder of the Lot outside of the Inner Transition, Outer Transition and Private Zones. This area shall remain as natural and undisturbed as possible. Although the area between the property boundaries and the Building Envelope always falls within the Natural Zone, landscaping in this area will be allowed only where an area is lacking in natural vegetation. Any landscaping in the Natural Zone must approximate the low density and irregular placement of the native vegetation.

4.6. Restoration

Any areas disturbed by construction or other activity must be restored and replanted to natural-looking condition in a manner consistent with each zone. The restoration must be accomplished according to the approved construction schedule or within 90 days of the growing season after completion of construction or disturbance. With prior approval by the DRC, an extension may be granted except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies, or natural calamities, upon the approval of the DRC.

4.7. Rock/Mulch Topdressing

A two-to-three-inch depth of approved rock topdressing may be used in the Private and Inner Transition zone as long as the stone is a natural color and is maintained weed-free. Cinnamon decomposed granite and black cherry topdressing are examples of allowed materials and colors. No cinder, pink granite or white marble rock will be allowed. Bark/tree mulch topdressing will be allowed in all areas when compatible with Firewise concepts.

4.8. Grass and Lawns

Groomed or formal lawns are only allowed within the Private Zone of a Lot. Outside the Private Zone, only appropriate native grasses may be planted.

4.9. Trees and Natural Resources

Consistent with the overall philosophy of Foxboro Ranch Estates and the landscape concept, all trees within Foxboro Ranch Estates are deemed a critical element of the subdivision design. No trees or shrubs can be removed, or natural resources modified except in accordance with these Guidelines and as approved by the DRC.

4.10. Irrigation and Water Consumption

Irrigation equipment, valves and so forth shall be installed underground, except in the Private Zone. Drip irrigation systems are recommended. The Lot Owner is solely responsible for any impact on drainage, erosion or foundation damage that may occur as a result of irrigation systems. Approval of a landscape design by the DRC does not relieve the Lot Owner of this responsibility.

The DRC retains the right to reject any landscape plan that could require excessive consumption of water.

4.11. Enforcement of Landscape Guidelines

If a Lot Owner installs landscaping without DRC approval, the DRC retains the right, to require the Owner to remove such landscaping and restore the area based on these Guidelines. If the Lot Owner fails to adequately restore the area, the DRC may restore the area. The DRC may Fine the Lot Owner and the Lot Owner must promptly reimburse the Association for all related costs.

4.12. Landscape Maintenance

Trees infested with bark beetles, parasites, or other disease must be promptly removed by the Lot Owners at the request of the DRC. If a Lot Owner fails to remove an infested tree upon request by the DRC, after providing the Owner notice and an opportunity to be heard, the DRC may come onto the Lot and remove the infested tree(s). The DRC may Fine the Lot Owner and the Lot Owner must promptly reimburse the Association for all related costs.

It is the responsibility of the Lot Owner to maintain the landscaping as approved. Declaration §6.2.4.

ARTICLE 5: DESIGN REVIEW PROCEDURE

5.1. Design Review Procedure

Plans and specifications will be submitted to the DRC in accordance with the following procedures. Required steps and specific submittal items for each step are also summarized in Appendix B.

Materials required by these Guidelines shall be submitted to:

Peaks HOA Management Company
1016 W. University Ave., Ste 203
Flagstaff, AZ 86001
peakshoamgmt@gmail.com

5.2. Design Review Committee's Representative

The DRC may retain the services of an Architect, Designer, property management firm, Registrant, or other individual with appropriate professional qualifications to review submitted plans for compliance with the Guidelines. The Owners and their Designer may communicate from time to time with this representative of the DRC. This informal communication is provided solely for the convenience of the Owner and Designer, and any comments or suggestions that are offered do not represent official approval or disapproval by the DRC.

5.3. Qualified Design Services

The DRC recommends that Owners retain the services of a qualified Architect, Designer or Registrant, but an Owner with appropriate experience may submit their own design. The DRC may require an Owner to retain an Architect, Designer or Registrant if two consecutive design review submittals are rejected by the DRC.

5.4. Design Review Fees

As required by the Declaration, the DRC has adopted a fee schedule in connection with its Design Review procedures. The Fee Schedule is attached as Appendix C. Fees are subject to change at the sole discretion of the DRC. A nonrefundable review fee, made payable to the Association, is required for the following:

- Initial construction on a Lot, due at preliminary submittal to DRC.
- Major alteration/addition (any modification significant enough to require a building permit by the governing authority), due at preliminary submittal to DRC.
- Major alteration/addition landscaping installations, due at preliminary submittal to DRC.
- Abbreviated Design Review, due at submittal to DRC.

If the DRC requires corrections or changes to plans and the plans must be re-submitted, there will be no additional fee for a single re-submittal. Should plans repeatedly (more than once) require correction, re-submittal, and review, the DRC may impose additional Review Fees at its discretion. Continual and excessive consultation may result in an additional Review Fee or new application.

5.5. Review of Plans by DRC

The DRC shall conduct plan reviews during its regular meetings or at such other times as it deems appropriate. Provided that submittal materials are complete, the DRC will respond within 30 days of the submittal. If a response is not issued within that period, the submittal shall be deemed denied.

Results of reviews will not be discussed over the telephone by members, or representatives of the DRC, with Owners, their Designer or Builder. Any response an Owner may wish to make in reference to issues contained in the DRC's notice following review of submitted plans must be

addressed to the DRC in writing. Although it is the intent of the DRC to enforce all provisions of the Guidelines, the following will be of particular concern:

- Building Envelope usage;
- Preservation of natural landscape;
- Building heights, massing, and roof design;
- Exterior use of natural materials;
- Exterior colors compatible with the natural environment;
- Site development, grading and drainage;
- Encroachment or development within the water and drainage ways;
- Landscape plan and exterior lighting; and
- Design integrity and visual strength.

5.6. Preliminary Design Submittal to DRC

When the preliminary design is complete, plans and certain preliminary specifications are to be submitted to the DRC. No review will commence until all the following materials and any supplemental materials and information have been submitted:

A. Completed Design Review Application (See Appendix E)

B. Design Review Fee (See Section 5.4. and Appendix C)

C. Survey (scale 1" = 30' min) prepared by the Owner's registered Surveyor or licensed civil engineer showing: Lot boundaries and dimensions, easements, topography (2-foot contours or less), major terrain features, rock outcrops, waterways, and trees of 6-inch (at breast height) caliper or greater, edge of pavement or curb, and utility locations. Survey must include information regarding the Lot size, expressed in square feet and in fractions of an acre.

D. Two (one hard copy and one electronic copy) sets of preliminary plans. Preliminary plans must include:

   1) Site Plan (scale at 1" = 30'min), showing the entire Lot, location of the proposed Setbacks, Building Envelope, Residence, landscape zones and all other Structures, driveways, parking area, utility line extensions, existing and proposed topography, proposed finished floor elevations, all trees of 6-inch caliper or greater, special terrain features to be preserved and trees (6-inch caliper or greater) to be removed.

      The site plan must include the following area calculations: total livable area, total non-livable interior area (garages, storage, etc.), total outdoor porch/patio/deck area, total area of driveways and paving, and total area under roof. The site plan must include a separate calculation showing the total disturbed area in square feet and as a percentage of the gross lot area.

2) Floor and roof plans (scale 1/8" = 1' min) showing proposed finished floor elevation.

3) All exterior elevations (scale 1/8" = 1' min) showing both existing and proposed grade lines, diminished grade-to-ridge heights, roof pitch and an indication or rendition of all exterior materials and colors.

At this stage, the DRC may also require, at its sole discretion:

- A preliminary landscape plan.
- Exterior colored rendering(s) of all sides of the building. Renderings must reflect the character, architectural detailing, building materials and colors of the structure and improvements.
- A study model (to appropriate scale) which accurately reflects all the proposed Improvements and their relationship to the site.
- Preliminary staking of the Building Envelope and at the locations of the corners of the Residence and major Improvements, and at such other locations and at such heights as the DRC mandates.
- Drainage design (culverts, headwalls).
- Engineered certification for grading, drainage, and foundation.
- Other supplemental information as may be deemed necessary by the DRC.

If any of these supplemental materials are required by the DRC, they must be submitted or completed for the Preliminary Submittal to be considered complete.

Any information provided by Foxboro Ranch Estates shall be considered preliminary in nature and must be confirmed by the Owner's survey.

5.7. Preliminary Submittal Review by DRC

After receipt of a complete package of preliminary documents (and after the receipt of any supplemental materials, or staking of Lot if requested by DRC), the preliminary submittal of the Owner will be deemed complete.

An appointment for a pre-design conference will be made in advance. Builders are encouraged to attend. This conference is to offer guidance and identify/discuss any lot restrictions.

The DRC will then review the plans and respond in writing within 30 days after a submittal is complete. If the DRC does not respond within the time period, then the application shall be deemed denied. The DRC, at its sole discretion, may extend the review period.

Upon the initial review of the preliminary submittal, the DRC, at its sole discretion, may determine that the submittal is adequate to meet the criteria required for a final submittal and may issue final approval for submittal to Coconino County for a building permit.

5.8. Preliminary Submittal Response

The DRC will approve the preliminary submittal (with or without conditions and corrections) or will disapprove the preliminary submittal and provide an explanation. Any response an Owner may wish to make regarding the results of a preliminary design review must be addressed to the DRC in writing. Approval of a preliminary submittal will be considered valid for one year from the date of approval. The submittal to the DRC will be considered abandoned if final plans are not submitted in that period, and the Owner will be required to start the design review procedure at the preliminary review stage if the plans become active again, subject to new application fees.

If a preliminary submittal is disapproved by the DRC, the Owner may change or correct the materials and re-submit one time without additional design review fees.

5.9. Final Design Submittal

After preliminary approval is obtained from the DRC, and when final plans are complete, the following documents are to be submitted for final review. DRC review will not begin until the submittal is complete. The following items must be submitted:

A. An updated Design Review Application, if requested. See Appendix E.

B. Two sets of final plans (one hard copy and one electronic) including:

1) Site Plan (1” = 30’ min), showing the entire Lot, location of the Building Envelope/Setbacks, the Residence, all buildings and Improvements, driveway including contours or topographical indications, parking areas, existing and proposed topography, finished floor elevations, all special terrain features to be preserved, trees to be removed, all utility sources, trenches and connections, site walls, etc.

   Site plan must include finished contour lines, general drainage patterns, and foundation and roof drainage piping (unless these are shown elsewhere in plans). Site plan must include the following area calculations: total livable area, total non-livable interior area (garages, storage, etc.), total outdoor porch/patio/deck area, total area under roof, and a combined total showing the area of all Improvements.

2) Complete working drawings, suitable for building permit (1/8" = 1’ min) or as required by Coconino County including floor plans, foundation plans, floor framing, roof plans, sections, details, etc.

3) All exterior elevations (Scale 1/8” = 1’ min or as required by Coconino County) showing both existing and proposed grade lines, dimensioned grade-to-ridge heights, roof type and pitch. Elevations must include specific exterior material and color’s locations/notations and should be keyed into any required specification and/or sample boards.

4) Exterior lighting plans (may be shown on site plans), including location of lights, and a calculation showing the total lumens for all exterior lighting, for all lamp types. Description does not require final fixture selection, instead general type of fixture, type of lamp (incandescent, halogen or low voltage), and wattage.

C. Final specifications for all exterior materials and colors shall be submitted via mail or email. Samples of other textures and materials shall be included where practical. Color samples should be applied to the same material that will be used in construction.

D. Exterior material samples includes siding, roofing, stone, deck materials and trim colors that require specific DRC approval.

E. Landscaping plan including the types, sizes and locations of all existing and new plant material, decorative surfacing or groundcover, ornamental objects, and changes to topography. Plan must note how plant materials will be irrigated. An inventory of new plant materials by type and size, summarizing total numbers of each type and size, should be included in the plan.

F. Exterior colored rendering(s) of all sides of the Structure. Renderings must reflect the character, architectural detailing, building presentation and colors of the Structure.

G. Drainage design for culverts, headwall, bridges, or other drainage structures including colors and building materials. See Section 2.9.

The DRC may also require:

- A study model (to appropriate scale), which accurately reflects all the proposed Improvements and their relationship to the site.
- Preliminary staking of the Building Envelope and at the locations of the corners of the Residence and major Improvements, and at such other locations and at such heights as the DRC mandates.
- Other supplemental information or materials as may be deemed necessary by the DRC.

Any supplemental information or materials are required by the DRC, they must be submitted or completed for the Final Submittal to be considered complete.

5.10. Final Review by DRC

Only after receipt of a complete package of final documents (and any supplemental materials and/or staking of the Lot required by the DRC), will the final submission by the Lot Owner will be deemed complete. The DRC will then review the plans and respond in writing within 30 days after a submittal is complete. If the DRC does not respond within the time period, then the application shall be deemed denied. The DRC, at its sole discretion, may extend the review period.

5.11. Final Design Approval Meeting

The DRC will approve the final submittal (with or without conditions and corrections) or will disapprove the final submittal and provide an explanation. Any response an Owner may wish to make regarding the results of a design review must be addressed to the DRC in writing.

Approval of a final submittal will be considered valid for one year from the date of approval. The submittal will be considered abandoned if construction is not commenced in that period. The Owner will be required to restart the design review procedure at the preliminary review stage and the DRC may require a resubmittal fee. For the purposes of this clause, the project will be considered commenced when excavation of the driveway has begun.

If a final submittal is disapproved by the DRC, the Owner may change or correct the materials and resubmit one time without additional design review fees.

5.12. Owner May Submit for Building Permit

After preliminary approval by the DRC, the Owner may submit for building permit from Coconino County

Securing a building permit is the responsibility of the Owner and Builder. Construction documents submitted to Coconino County (working drawings and specifications) are to be consistent with the design and plans approved by the DRC. Construction shall not commence until all of the above requirements are satisfied and written approval is obtained from the DRC.

5.13. Prior to Construction

Before construction begins, the Owner, Owner's representative, or Builder must:

- Submit to DRC all notifications of any changes required by Coconino County in connection with the building permit. Any County required changes require DRC review and approval prior to commencement of construction.

5.14. During Construction

The Owner shall satisfy these conditions and begin the construction of any work pursuant to the approved plans within one year from the date of such 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 DRC, prior to the expiration of said twelve-month period, and upon a finding by the DRC that there has been no change in circumstances, the time for such commencement is extended in writing by the DRC.

It will be considered that construction has commenced when the driveway has been excavated. Construction must proceed in a continuous manner through the completion of the Improvement. If construction ceases for a period greater than 7 months, the DRC may require that either construction immediately resume or that the Lot be returned to its natural condition.

The Owner, the Owner's representative or Builder must:

- Stop work and notify the DRC of any exterior changes to the design and/or materials. All modifications to the plans shall require review and approval by the DRC prior to re-commencement of construction;
- Request final inspections from the County and from the DRC when ready; and

The Owner shall complete construction of any Improvement according to the submitted construction schedule, or in any event within two years after commencing construction (subject to an extension of up to one additional year if approved of in advance by the DRC), except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to labor strikes, fires, national emergencies, or natural calamities, such as extreme weather, upon the approval of the DRC.

If the Owner fails to complete construction within two years and fails to obtain an extension from the DRC, the DRC shall have the right (but not the obligation) to either have the exterior of the Improvement completed in accordance with the approved plans, or have the Improvements removed, with all DRC expenses incurred to be reimbursed to the DRC by the Owner. The DRC may also impose a Fine of $100 per day upon the Owner until the improvements are completed or removed.

In the event the Owner fails or refuses to complete the Improvements, the DRC may enter and complete the construction and the cost thereof shall become an assessment against the Owner's lot. The assessment may be converted into a lien against the property and may be foreclosed upon as provided by law.

5.15. Review of Work in Progress

The DRC may inspect any 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 DRC of work in progress or compliance with these Guidelines. Inspections may occur at any time. Builders are responsible for requesting an inspection if any doubt exists about compliance with these Guidelines.

5.16. Subsequent Changes

Changes during construction to an approved project shall be promptly submitted to the DRC for approval. The DRC may require removal or reconstruction of unapproved changes. Significant additions to an approved project require DRC approval through the usual design review procedure. The Abbreviated Design Review Procedure under Section 6 may be utilized for changes of a more limited nature.

5.17. Final Inspection by Coconino County

The Owner, the Owner's representative, or Builder shall make all arrangements for final inspections by the Coconino County, and receive a Certificate of Occupancy. There shall be no occupancy prior to receipt of the Certificate of Occupancy from Coconino County and written DRC final inspection.

If a Lot Owner occupies the Structure prior to receipt of the Certificate of Occupancy from Coconino County and written DRC final inspection, after providing the Owner notice and an opportunity to be heard, the DRC may Fine the Lot Owner. Violations of this section are subject to the imposition of a $100 per day Fine.

5.18. Final Approval by DRC

Upon completion of any Residence or other Improvement and receipt of a Certificate of Occupancy, and prior to occupancy, the Owner shall notify the DRC in writing that construction is complete. Within 10 days of such notification, a representative of the DRC will assess the Residence or other Improvements for compliance. If all Improvements comply with these Guidelines and the Declaration, the DRC will issue a written final approval to the Owner, constituting a final release of the Improvements by the DRC, said release to be issued within 10 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 Guidelines or the Declaration, the DRC may issue a written notice of noncompliance to the Owner, specifying the particulars of noncompliance, said notice to be issued within 10 days of the final inspection. The Owner shall have 30 days from the date of notice of noncompliance within which to remedy the noncompliant portions of the Improvement. The Owner may request additional time.

If the Owner fails to remedy the noncompliance, the final release will be withheld and after notice and an opportunity to be heard is provided to the Owner, the DRC shall have the right (but not the obligation) to either have the noncompliant Improvement completed in accordance with the approved plans or remove the Improvements. The Owner must reimburse the Association for **all expenses incurred in having the noncompliant Improvement completed in accordance with the approved plans or removal the Improvements. The Lot Owner may also be Fined $100 a day by the DRC for each day that the Lot Owner and/or Builder is in violation of this section.**

ARTICLE 6: ABBREVIATED DESIGN REVIEW (SMALL SCALE PROJECTS)

6.1. Abbreviated Design Review for Small Projects

These Guidelines require all visible exterior Improvements be approved by the DRC, regardless of scale. The DRC has adopted an Abbreviated Design Review Procedure to assist Owners to make a small-scale Improvements. The DRC may empower an architectural representative or another representative to issue Administrative Approvals under this Section.

Submittals shall be made to the DRC according to the procedures described in these Guidelines in Section 5.

6.2. Scale of Project

At the sole discretion of the DRC, the Abbreviated Design Review procedure may be used for Improvements that meet all the following criteria:

- The proposed Improvement is completely in compliance with these Guidelines,
- The proposed Improvement will have minimal impact on adjacent properties,
- The proposed Improvement does not require a building permit, and
- The total cost of the proposed Improvement is less than $15,000.

Cumulative small projects will be denied, and the Owner will be directed to the formal submission process.

6.3. Abbreviated Design Review Pre-Design Discussion

To obtain approval for a proposed small-scale Improvement, Owners or their representatives or Builder must call or write the DRC architectural representative to describe the Improvement and determine if the Improvement may be suitable for the Abbreviated Design Review Procedure.

6.4. Abbreviated Design Review Submittal Requirements

Having determined that the project meets the criteria for an Abbreviated Design Review Procedure, the Owners or their representatives or Builder must then submit:

A. A completed Application for Abbreviated Design Review. See Appendix F.

B. Review Fee in the amount noted in the Fee Schedule, payable to the Association. See Appendix C.

C. Two copies (one hard copy, one electronic version) of the following:

   1) A site plan showing entire Lot, including boundaries, Building Envelope/Setbacks, all existing buildings and Improvements, vegetation impacted by the proposed Improvement, and the proposed Improvement itself.

2) Details of the proposed Improvement as common sense would dictate written descriptions, floor plans, working drawings, sketches, diagrams, cut-sheets, etc.

At the DRC's sole discretion an engineered certification may be required demonstrating that the proposed improvement does not impact established grading and drainage patterns for Foxboro Ranch Estates.

6.5. Review by DRC Representative

The DRC's architectural representative will review the submittal and respond in writing within 30 days after a submittal is complete. If the representative does not respond within the time period, then the application shall be deemed denied. The DRC, at its sole discretion, may extend the review period.

The representative may:

- Issue an Administrative Approval;
- Request more information, and respond within 30 days of receiving that information;
- Require that the Improvement(s) be re-submitted through the usual Design Review Procedure; or
- Disapprove the proposed Improvement(s), in which case the Owner shall still have the right to re-submit through the standard Design Review Procedure.

6.6. Other Conditions

All other provisions of these Guidelines apply to projects submitted through an Abbreviated Design Review Procedure.

ARTICLE 7: CONSTRUCTION REGULATIONS

7.1. General Provisions

The following regulations shall be enforced during the construction period. These regulations shall, by reference, be made a part of the construction contract documents for each Residence or other Improvements on a Lot, and all Builders, the Owner, and other persons involved are bound by these regulations. All Lot Owners are responsible for the conduct and behavior of their visitors, agents, representatives, Builders, contractors, and subcontractors within Foxboro Ranch

Estates and a violation by the aforementioned shall be deemed to be a violation by the Lot Owner.

7.2. Conservation of Natural Resources

Owners and Builders are advised that the Lots and Common Areas contain valuable natural resources that should be protected during construction. Trees that are to be saved should be marked and protected by flagging, fencing, or barriers. The DRC shall have the right to require the Lot Owner to flag major terrain features or plants which are to be preserved and fenced off

for protection.

Before construction begins, the entire Building Envelope, including the driveway, must be fenced with appropriate temporary construction fencing to prevent unnecessary damage to the property.

7.3. Restoration or Repair of Damages

Failure to protect or restore damaged natural resources property may result in fees or additional fines. All damaged areas must be restored to the previous natural condition by the Lot Owner.

Damage and scarring to land, property and vegetation including, but not limited to Lots, Common Area, roads, and driveways, at Foxboro Ranch Estates, including the entryways thereto, will not be permitted. If any such damage occurs, the Owner is obligated to ensure that it is repaired and restored promptly at the expense of the Owner of the Lot within 30 days to the satisfaction of the DRC and the affected Lot Owner. Failure to complete the repairs and restoration within the time allowed will result in the issuance of STOP WORK order, and assessment to the Owner. In the event the Lot Owner fails or refuses to complete the required restoration, the DRC may enter and complete the repairs and the cost thereof shall become a Fine or an assessment against the offending Owner's Lot.

7.4. Site Visits

The building site may be inspected during construction by DRC members and/or DRC representatives for conformity to these Guidelines, including Construction Regulations. DRC members and representatives must at all times be granted full access to any project under construction.

7.5. Violations

Violations of the Construction Regulations will be expeditiously handled by the DRC and a letter will be sent to the Lot Owner, the Builder involved and other DRC members/representatives. No single DRC member has authority to waive the conditions of these guidelines in the field unless the member is the designated representative of the DRC. All actions with regard to Guidelines and violations must be handled by the DRC in written format.

Continued violation of these policies and procedures may result in the Builder and/or subcontractors being denied access to Foxboro Ranch Estates and the assessment of Fines.

7.6. OSHA Compliance, Regulations Compliance, Safety

All applicable Occupational Safety and Health Act (OSHA) regulations, and all regulations set forth in these Construction Regulations, must be strictly observed at all times, and shall be enforced at the sole expense of the Owner. At least two 20-pound ABC-rated dry chemical fire extinguishers must be available in a conspicuous place on the construction site at all times.

7.7. Fire Safety, Red Flag

Otherwise, permissible construction activities must comply with applicable fire restrictions and bans including Coconino County ordinances and the U.S. government Red Flag Warnings.

7.8. Construction Access

Access to the building site during construction should be restricted to a single access corridor, when possible, preferably at the driveway location. Use of, or transit over, Setback Areas, Common Areas, or other Lots. Any damage due to construction access is subject to the terms of Section 7.3.

7.9. Vehicles and Parking Areas

Construction crews will not park on, or otherwise use, other Lots or any Common Areas. Private and construction vehicles and machinery shall park within the Building Envelope when possible, and in no case shall vehicles be parked so as to inhibit traffic or damage the natural landscape.

7.10. Construction Trailers, Portable Field Offices

Construction trailers, or portable field offices are not permitted without written approval from the DRC at the time of the pre-construction conference. See Section 5.14. The approval shall include the type, size, condition, and color of the structure. The temporary structure shall be located only in a location approved by the DRC. It may not be placed on-site more than two weeks before the onset of continuous construction activity and must be removed promptly after substantial construction has been completed. The structure may not remain on-site for more than 12 months without written approval of the DRC. Construction trailers cannot be used as living quarters during construction.

7.11. Debris and Trash Removal

During construction, the Lot shall be kept neat and be properly policed to prevent it from becoming a public eyesore or affecting other Lots or any Open Space. Trash and debris on the construction site must be cleaned up as it occurs and be placed in approved closed containers or removed Foxboro Ranch Estates. Construction trash must not be placed in residential trash containers located at the clubhouse. Dirt, mud, or debris resulting from construction activity site shall be promptly removed from roads, Open Spaces, driveways, and other portions of Foxboro Ranch Estates.

Any cleanup costs incurred by the DRC or the Association in enforcing these requirements will be billed to the Owner. Additionally, the Association may impose a Fine on the Lot Owner if this section is breached.

7.12. Storage

Brick, block, lumber, and other construction materials and construction equipment can only be stored in areas on the Lot as approved by the DRC. See Declaration §1.5.11.

7.13. Wash-Out Area

The Builder must designate a wash-out area within the Building Envelope for contractors and suppliers to clean their equipment. The wash-out area must be located where it will ultimately be concealed by a Structure, or in an area that can be completely and effectively restored.

7.14. Sanitary Facilities

Each Owner and Builder shall be responsible for providing adequate sanitary facilities for their construction workers. Portable toilets and similar temporary toilet facilities must be located within the Building Envelope or on the Lot in a location pre-approved by the DRC. Facilities shall be serviced as necessary, and contents removed from site. Facilities in the Clubhouse are not available for construction workers.

7.15. Excess Materials

Excess excavated materials must be promptly removed from Foxboro Ranch Estates. Any trees or branches removed during construction must be promptly cleaned up and removed from the construction site or chipped and left on-site.

7.16. Daily Operations

Working hours for any construction site must be contained to one hour before sunrise and to one hour after sunset, and in compliance with Coconino County regulations.

7.17. Dust and Noise

The contractor shall be responsible for controlling dust and noise from the construction site. During construction activities, music may be played in the interior of a Residence only and in no case may intrude on the privacy and serenity of the community.

Any activity that generates noise audible from any occupied residence or common area must be contained within the following hours:

Monday - Friday:	7:00 am – 5:00 pm
Saturday:	8:00 am – 6:00 pm

Noisy activity, audible from homes or Common Areas, is prohibited on Sundays and Holidays.

7.18. Signage

Construction signs may include information regarding the Owner, Contractors, and Architects/Designers only. Information such as “For Sale”, “Spec” home, “Available” or similar language, or descriptive phrases such as “3-bedroom” may not appear on any construction sign. Signs must include the street address of the Lot and contact information (including a phone number) for a person responsible for the project. Construction signs may not be placed on a Lot prior to one week before commencement of construction and must be removed at the time the construction is substantially complete, or when the DRC directs the sign to be removed.

7.19. Blasting

If any blasting is to occur, the Owner is required to obtain the services of an expert consultant and obtain all approvals from governmental agencies. Blasting may only be done by licensed demolition personnel. Copies of consultant's recommendations and all approvals must be submitted to the DRC at least two weeks prior to blasting. The DRC may require additional documentation regarding seismic effects and their impact on persons and properties as well as additional insurance to cover potential damages from blasting.

The DRC and adjacent property owners must be notified of the blasting operations at least one week prior to blasting and any mitigation measures necessary to prevent damage to adjacent properties shall be incorporated into the blasting plan. The Owner shall be responsible for the cost of such additional documentation, insurance and damage to all Lots and Improvements.

7.20. Pets

No pets shall be allowed to roam at will throughout Foxboro Ranch Estates, and must be restrained by a leash, or located in a vehicle. Pets shall not be a nuisance to anyone, including wildlife. In the event of any violation hereof, the DRC, the Association, representative of the Association shall have the right to contact the applicable authorities to impound the pets, and/or to refuse to permit such Builder or subcontractor to continue work in Foxboro Ranch Estates, or to take such other actions as may be permitted by law, these Guidelines, or the Declaration.

7.21. Additional Regulations

During the construction phase, the following practices are prohibited at Foxboro Ranch Estates and will be considered a violation of these Guidelines:

- Changing oil or other vehicle or equipment maintenance anywhere within Foxboro Ranch Estates other than at a location designed for that purpose by the DRC.

- Allowing concrete suppliers and contractor to clean their equipment on the site itself other than at the locations designated for that purpose by the DRC.

- Removing any rock, plant material, topsoil, or similar items from any other Lot or Common Area within Foxboro Ranch Estates, including construction sites, unless it is from the site under construction and only then with prior approval from the DRC.

- Carrying any type of firearms within Foxboro Ranch Estates is prohibited unless otherwise licensed to do so.

- Discharge of firearms and hunting is not permitted from any location within Foxboro Ranch Estates unless for "animal control" by authorized authorities.

- Careless disposition of chemicals or flammable materials. No on-site fires are allowed, except for small, confined, attended fires for the purposes of heating masonry water.

- Consumption of alcoholic beverages within Foxboro Ranch Estates common areas is prohibited unless a special permit is issued by the Association. Controlled substances shall not be used illegally within Foxboro Ranch Estates.

- Use of, or transit over, Setback Areas, Open Spaces, or other Lots.

- Dumping, burying, or burning trash on the Lot or in Foxboro Ranch Estates is prohibited.

- Disposal of any type of chemical, cleaner, fuels, oils or any toxic or environmentally harmful materials shall occur at a government approved disposal station and is absolutely prohibited at Foxboro Ranch Estates, within the National Forest, or on adjacent private property.

ARTICLE 8: DESIGN REVIEW COMMITTEE, ORGANIZATION & POLICIES

8.1. Members

The Association shall have a Design Review Committee to perform the functions assigned to it as set forth in the Declaration and in these Guidelines.

A member of the DRC may resign from the DRC upon written notice delivered to the Association, whichever then has the right to appoint and remove DRC members. The appointment of a new member to the vacancy created by a resignation shall complete the term remaining and then be subject to reappointment.

8.2. Duties

It shall be the duty of the DRC to consider and act upon proposals or plans related to the development of Foxboro Ranch Estates that are submitted pursuant to these Guidelines, to enforce the Guidelines, and to amend these Guidelines, subject to the approval of the Board of Directors of the Association, when and in a manner, deemed appropriate by the DRC. The DRC may delegate its plan review responsibilities as set forth herein.

The DRC shall review plans for compliance with these Guidelines and the Declaration only. Approval of any plan by the DRC does not make the DRC liable or responsible to the Owner or others with respect to the adequacy of designs, engineering or otherwise. DRC approval does not eliminate or reduce the obligation of the Owner to comply with all legal requirements and responsibilities.

8.3. Compensation

The members of the DRC shall receive no compensation for services rendered but shall be entitled to reimbursement for reasonable expenses incurred by them in connection with the performance of their duties. Professional consultants and representatives of the DRC used in the

Review Procedure shall be paid such compensation as the e Association determines. A member of the DRC with appropriate qualifications may be compensated for his or her time if plan review responsibilities are delegated to him or her.

8.4. Non-Liability

Neither the DRC, any member thereof, consultants and representatives of the DRC, shall be liable to the Association or to any Owner or other person for any loss or damage claimed on account of any of the following:

- The approval or disapproval of any plans, drawings, and specifications, whether or not defective.
- The construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications.
- The development, or manner of development, of any Lot within Foxboro Ranch Estates.
- Inspections of Improvements, or the absence of such inspections.

Every Owner and other person, by submission of plans and specifications to the DRC for approval, agrees that he or she will not bring any action or suit against the DRC, any of its Members, any consultant or representative of the DRC regarding any action, or the absence thereof, by the DRC.

The Association shall indemnify, save, and hold harmless the members, representatives, and delegates of the DRC from all actions, decisions, and other discretionary acts performed in service to the Association. Furthermore, the Association shall procure and maintain, and shall not allow to lapse, Directors and Officers insurance for all members, representatives, and delegates of the DRC.

8.5. Inspections and Enforcements

The DRC may, at any time, inspect a Lot or Improvement and, upon discovering a violation of these Guidelines, provide written notice of noncompliance to the Owner, including a reasonable time limit within which to correct the violation. If an Owner fails to comply within this time period, the DRC or its authorized agents may enter the Lot and correct the violation at the expense of the Owner of the Lot. Any such Fine may be secured by a lien upon the Lot enforceable in accordance with the Declaration.

In the event of any violation of these Guidelines, the DRC may, at its sole discretion and in addition to restoration expenses, impose a Fine commensurate with the severity of the violation.

The rights of the DRC to inspect Improvements, and to enforce the Guidelines, in no way obligates the DRC to perform such inspections or administer such enforcement.

8.6. Meetings

The DRC shall meet as required to review the application for approvals but shall not be required to meet more frequently than twice a month. The Chair of the DRC may call special meetings upon two days prior written or oral notice to the other members. A quorum for each meeting

shall consist of three members being present in person or virtually. A designated alternate member may participate in any meeting in which there are less than five members present and shall have all of the authority of a regular member while so participating. The DRC, at its sole discretion, may conduct meetings by telephone or through other electronic means.

8.7. Decisions

Approval by the DRC of any site plan, building plans, or variances does not guarantee approval by any governmental agency or that it complies with applicable laws, regulations, rules, etc.

8.8. Written Records and Samples

The DRC shall keep written records of all applications for approval submitted to it (including one set of all preliminary and final plans), all actions of approval or disapproval, and all other actions taken by it under the provisions of these Guidelines. All such records shall be maintained by the Association for a minimum of three years after final approval or disapproval.

ARTICLE 9: MISCELLANEOUS

9.1. Amendment of Design Guidelines

The DRC may, from time to time, and with the consent and approval of the Board, amend, repeal, or modify these Guidelines, and such action must be ratified by the Board to become effective. Approved amendments or revisions shall be appended to and made a part of the Guidelines.

A copy of the current Guidelines shall be a part of the Association's records. The decision of the DRC shall be final on all matters submitted to it pursuant to the Declaration and these Guidelines.

9.2. Waivers

The approval by the DRC of any plans, drawings, or specifications for any work, proposed or completed, shall not be deemed to constitute a waiver of any right to withhold approval of any similar plan, drawing, Improvement, or specification subsequently or additionally submitted for approval. Failure to enforce any of the Guidelines does not constitute a waiver of the same.

The DRC reserves the right to waive or vary any of the procedures set forth herein at its sole discretion, for good cause shown, on a case-by-case basis.

9.3. Severability

If any provision of these Guidelines, or any section, clause, sentence, phrase or word, or application thereof in any circumstance, is held invalid, the validity of the remainder of these Guidelines, and of the application of any such provision, section, sentence, clause, phrase, or word in any other circumstance, shall not be affected thereby, and the remainder of these Guidelines shall be construed as if such invalid part were never included herein.

9.4. Variances

The DRC has the authority to deviate from the requirements contained in these Guidelines only in extenuating circumstances and only if following the requirements would create an unreasonable hardship or burden for a Lot Owner. Additionally, no variance shall be granted in the circumstance that the hardship is created by the owner or is self-imposed, and furthermore, the granting of a variance shall not create a special privilege not enjoyed by other Lot Owners.

An affirmative vote of a majority of the members of the DRC must be obtained for a variance to be forwarded to the Board of Directors of the Association for final approval of all requests for variances.

9.5. Nature of Approval

Any approval of plans or specifications for proposed construction given by the DRC shall be only for the purpose of permitting construction of proposed Improvements within Foxboro Ranch Estates and shall not constitute compliance with County or state laws. Such approvals do not constitute any approval, ratification, or endorsement of the quality, or architectural or engineering soundness of the proposed Improvement, and neither the DRC, its members, its consultants and representatives, the Board of Directors and the officers of the Association shall have any liability in connection with or related to approved plans, specifications or Improvements.

9.6. Time Calculation

As set forth in the Declaration, in computing the number of days for purposes of any provisions of these Guidelines, all days shall be counted including Saturdays, Sundays and holidays; provided, however, that if the final day of any time period falls on a Saturday, Sunday or legal holiday, then the final day shall be deemed to be the next day which is not a Saturday, Sunday or legal holiday. For purposes of proration, the actual number of days in the month, year of the time period shall be used.

9.7. Forms

The DRC may adopt forms upon which all requests for approvals from the DRC must be submitted. Forms are provided as a convenience and do not modify or negate the underlying requirements

// END

Appendix A

Design Review Procedure
Summary Checklist & Submittal Requirements

DESIGN REVIEW PROCEDURE
SUMMARY CHECKLIST & SUBMITTAL REQUIREMENTS

This checklist provides a summary of the design review procedure; see the Foxboro Ranch Estates Design Review Guidelines and the Declaration of Covenants, Conditions and Restrictions for specific requirements. This form does not modify or negate these requirements. Direct submittals to: peakshoamgmt@gmail.com or Peaks HOA Management Company, 1016 W. University Ave., Ste 203, Flagstaff, AZ 86001.

PRELIMINARY SUBMITTAL PHASE

_____ ***Preliminary Submittal to DRC***
Submittal must include:

- ____ Completed Design Review Application (Appendix D)
- ____ Design Review Fee (Appendix B)
- ____ Lot Survey
- ____ Two Sets of Preliminary Plans (one hard copy, one electronic) to include:
  - ____ Site Plan (1" = 30' min) including utility line extensions
  - ____ Floor & Roof Plans (1/8" = 1" min)
  - ____ Exterior Elevations w/ Heights Shown (1/8" = 1' min)
- ____ Any supplemental materials or staking required by the DRC which must also be included or completed.

_____ ***DRC Review and Response to Preliminary Submittal***
DRC will approve preliminary submittal (with or without conditions and corrections) or disapprove preliminary submittal and provide an explanation.

Once approved by DRC, Owner May submit for Building Permit

FINAL SUBMITTAL PHASE

_____ ***Final Submittal to DRC***

The DRC will not begin its review until the final submittal is complete. A complete submittal must include:

____ Updated Application, if requested (Appendix D)

____ Two Sets of Final Plans (one hard copy, one electronic), including:

- ____ Site Plan (1" = 20' min)
- ____ Complete working drawings (1/8" = 1' min)
- ____ Exterior elevations (1/8" = 1' min)
- ____ Engineered certification for grading, drainage, structural, and foundation design
- ____ Exterior lighting plan (may be shown on plans)
- ____ Exterior material samples for proposed materials requiring specific DRC approval
- ____ Landscaping plan
- ____ Drainage design (culvert, headwalls)
- ____ Exterior colored renderings

____ All additional materials or information required by the DRC

_____ ***DRC Review of Final Submittal***

_____ ***Final Design Approval***

DRC will approve final submittal (with or without conditions and corrections) or will disapprove preliminary submittal and provide explanation.

During Construction

Owner/Rep to:

____ Notify DRC of changes to designs as changes occur

____ Notify DRC of any changes in construction schedule

____ Submit color and material samples (if not already submitted)

Owner/Rep may:

____ Request an inspection to assess compliance with DRGs

For new residential or rebuild of residence, DRC may:

____ Conduct two on-site inspections, Owner/Rep may attend

____ Provide written notice of deficiencies, violations or unapproved variances

____ Provide written report within 30 business days of second inspection, if needed

FINAL INSPECTIONS PRIOR TO OCCUPANCY

_____ ***Final Inspection by Coconino County***

Owner/Rep to:

____ Request final inspection by Coconino County and obtain Certificate of Occupancy

____ Notify DRC, in writing, when Certificate of Occupancy issued

_____ ***Final Approval by DRC***

DRC to:

____ Conduct on-site inspection

____ Issue final release OR notice of noncompliance

Appendix B

Fee Schedule

FOXBORO RANCH ESTATES

FEE SCHEDULE

Pursuant to the authority granted in the Declaration, Foxboro Ranch Estates Design Review Committee has adopted a fee schedule in connection with its design review procedures.

DESIGN REVIEW FEES

A non-refundable fee, made payable to the Foxboro Ranch Estates Property Owners Association, is required with each preliminary design review application and all Abbreviated Design Review applications.

Fees may apply for:

a. Initial construction on a lot: $2,000.

b. Major alteration/addition (any modification significant enough to require a building permit by the governing authority): $500.

c. Landscaping installations:

- First submittal per year: $0.
- Any subsequent submittals during the same year: $500/each.

d. Abbreviated Design Review:
- First submittal per year: $0.
- Any subsequent submittals during the same year: $500/each.

If the DRC requires corrections or changes to plans, and the plans must be re-submitted, there will be no additional fee for a single re-submittal. Should plans require correction, re-submittal, and review more than one time, the DRC may impose additional review fees at its discretion. Continual and excessive consultation may result in an additional review fee or new application fee. The Owner will be required to restart the design review procedure at the preliminary review stage and the DRC may require payment of another submittal fee.

Fees are subject to change. The above fee schedule does not limit the Design Review Committee or Property Owners Association's ability to assess other fees, fines, etc.

Appendix C

Preliminary Design Agenda

FOXBORO RANCH ESTATES

PRELIMINARY SUBMITTAL CONFERENCE AGENDA

On-site *attendance required by Owner/Owner Representative, Designer (if one) and Design Review Committee Representative. Builder encouraged to attend.*

1. Owner's objectives

2. Design Review Guidelines
    a. Architectural Design
    b. Landscape Design
    c. Design Review Procedure

3. Standard lot restrictions

4. Building envelope usage and setbacks

5. Building orientation
    a. Garage, garage doors
    b. Parking

6. Design integrity and visual strength of project – exterior appearance
    a. Building heights
    b. Use of natural materials
    c. Colors compatible with the natural environment
    d. Exterior lighting
    e. Patios, decks, porches, walls, and fences

7. Preservation of natural growth
    a. Identify natural features to be protected or retained
    b. Firewise and landscaping considerations

8. Site development, grading, drainage and/or waterways

9. Driveway, culvert, headwalls, and address sign

10. Utility and services lines, meters

11. On-site systems, including septic

12. Establish final lot specific restrictions

Appendix D

Design Review Application

DESIGN REVIEW APPLICATION

Lot # _____

Street Address of Lot: _____

Description of improvement(s): _____

_____

_____

Lot Owner(s): _____

Address: _____

Phone(s)_____E-mail: _____

Lot Owner's Representative (if different than above):_____

Title (Architect, Builder, etc.): _____

Address: _____

Phone(s)_____E-mail: _____

Which of the above is the contact person for this project?_____

If none noted, communications will be directed to the Lot Owners at the address above.

Design Professional (if applicable/known): _____

Address: _____

Phone(s):_____E-mail: _____

Builder (if applicable/known): _____

Address: _____

Phone(s):_____E-mail: _____

Lot Size: _____sq. ft.;_____acres

Total disturbed area: _____sq. ft.; Percentage of gross lot area:_____

Setbacks: Front:_____Rear:_____ Side:_____Side:_____

Livable Area:_____sq. ft.; Other interior areas (i.e., garage):_____sq. ft.

Total outdoor porch/patio/deck area:___sq. ft. Total driveway/pavement:___sq. ft.

Maximum Height of Structure (not including chimney elements):_____

Estimated construction/installation cost of improvement(s): $_____

Estimated construction start date: _____Estimated completion date:_____

Applicant comments (if any):

_____

_____

_____

I have read and understand the Conditions and Restrictions Design Review Guidelines and Declaration of Covenants, for Foxboro Ranch Estates. I acknowledge that the review fee is non-refundable.

Signature of Owner(s):_____Date: _____

or

Owner's Representative:_____Date: _____

By signing above, the Owner's Representative warrants that he or she has been granted full authority to submit this application on behalf of the Lot Owner.

A Design Review submission will not be considered complete until the materials and information set forth in the Design Review Guidelines and any other requirements of the Design Review Committee are completed and/or provided to the Committee.

For DRC use only ~ Date received by DRC: _____

Review Fee received: _____*(amount)*

Received by: _____

Appendix E

Abbreviated Design Review Application

ABBREVIATED DESIGN REVIEW APPLICATION

(Refer to the Design Review Guidelines for Abbreviated Design Review Procedure eligibility).

Lot#_____ Lot Size: _____

Street Address of Lot:_____

Description of improvement(s): _____

_____

_____

Lot Owner(s):_____

Address: _____

Phone(s):_____E-mail:_____

Lot Owner's Representative (if different than above):_____

Title (Architect, Builder, etc.): _____

Address: _____

Phone(s):_____E-mail:_____

Which of the above is the contact person for this project? _____

If none noted, communications will be directed to the Lot Owner at the address above.

Design Professional or Builder (if applicable/known): _____

_____

Address: _____

Phone(s):_____ E-mail: _____

Estimated construction start date: _____

Estimated completion date: _____

Estimated construction/installation cost of improvement(s): $_____

Will the proposed improvements modify:	**Yes**	**No**
Total disturbed area of lot?	_____	_____
Setbacks?	_____	_____
Square Footage of	_____	_____
Livable area?	_____	_____
Non-livable interior areas?	_____	_____
Total outdoor porch/patio/deck?	_____	_____
Total driveway/pavement?	_____	_____
Maximum height of structure?	_____	_____

If "Yes" to any options above, please explain each: _____

_____

_____

I have read and understand the Design Review Guidelines and Declaration of Covenants, Conditions and Restrictions for Foxboro Ranch Estates. I acknowledge that the review fee is non-refundable.

Signature of Owner(s):_____Date: _____

or

Owner's Representative:_____Date: _____

By signing above, the Owner's Representative warrants that he or she has been granted full authority to submit this application on behalf of the Lot Owner.

The Abbreviated Design Review submission will not be considered complete until the materials and information set forth in the Design Review Guidelines and any other requirements of the Design Review Committee are completed and/or provided to the Committee.

*For DRC use only ~ Date received by DRC:*_____

*Review Fee received:*_____(amount)

Received by: _____

ACTION BY WRITTEN CONSENT
of the
FOXBORO RANCH ESTATES BOARD OF D I RECTORS

The following actions taken, and business transacted by the unanimous, written consent of the Board of Directors for Foxboro Ranch Estates are intended to have the same force and effect as a unanimous vote at a meeting called and held.

Under the authority granted to it by the Declaration of Covenants, Conditions and Restricts for Foxboro Ranch Estates, the Design Review Committee for Foxboro Ranch Estates approved final design review guidelines and set related fees. The Board hereby ratifies the Foxboro Ranch Estates Design Review Guidelines and appendices included therewith.

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