

# **THUNDER RIDGE PROPERTY OWNERS ASSOCIATION**

## **DESIGN GUIDELINES**

**Revised: December 9, 2008**

*NOTICE: ALL LOT OWNERS, THEIR HOME DESIGNERS, AND THEIR BUILDING CONTRACTORS MUST REVIEW THIS DOCUMENT PRIOR TO SUBMITTING PLANS AND AN APPLICATION TO THE THUNDER RIDGE DESIGN REVIEW COMMITTEE. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THEY ARE USING THE CORRECT VERSION OF THIS DOCUMENT. FOR INFORMATION ON THE CURRENT VERSION OF THIS DOCUMENT, SEE THE THUNDER RIDGE POA WEB SITE:*

[www.thunderridgepoa.com](http://www.thunderridgepoa.com)

**THUNDER RIDGE PROPERTY OWNERS ASSOCIATION  
DESIGN GUIDELINES  
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## **INTRODUCTION TO DEVELOPMENT PHILOSOPHY**

Thunder Ridge, located in Rimrock, Arizona, offers a unique setting in an area that has not changed geologically for millions of years. To ensure the preservation of the natural desert landscape, Thunder Ridge Development has chosen an approach to site planning that is designed to harmonize, blend, complement and in some respects be subordinated to the natural environment as much as possible. Large individual lots and strict controls over improvements and development in general commits Thunder Ridge to the preservation of the ancient land as a unifying theme throughout its development.

To ensure the preservation of the natural terrain for all the residents of Thunder Ridge, the concept of a maximum allowable building area, called the "Building Envelope," has been developed. The Dwelling Unit and Site Improvements must be placed within the Building Envelope. In addition, prior to construction of the Dwelling Unit, the Lot access driveway must be defined.

To preserve the natural features of the land - such as vegetation, rock outcroppings and slope of land, and to safeguard and preserve prevailing views, it is essential that the Dwelling Unit be carefully placed within each Building Envelope. As you consider the various placements of your Dwelling Unit within the Building Envelope, you will want to assess your design drawings thoughtfully, orienting and designing your Dwelling Unit in rhythm with the natural features of your property. Your Dwelling Unit should appear to be an integral element of the landscape, rather than a structure superimposed on a site. The Building Envelope indicates the volume of space that can be utilized for your Dwelling Unit and is the only area in which alterations to the existing landscape are allowed to occur. It does not indicate the ultimate shape or appearance of your Dwelling Unit but it does define the boundary or framework within which construction can take place.

Dwelling Unit placement should take into consideration not only the views from the particular Lot itself, but must also take into account how placement affects and impacts the views from surrounding Dwelling Units and Lots. The final placement of the Dwelling Unit on the Lot is determined by the Design Review Committee (DRC).

The purpose of the Design Guidelines is to allow for a variety of residential designs within a contemporary or southwestern style and to ensure that the various designs are compatible with each other, with the site and with the Thunder Ridge environment in general. No Dwelling Unit should stand so apart in its design or construction as to distract from the prevailing environment of Thunder Ridge. Creativity and innovative use of materials and designs are encouraged, so

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long as the final result is consistent with the overall design and development philosophy. All Dwelling Units within Thunder Ridge shall be of a Contemporary, Tuscan or Southwestern Style, whether it is a contemporary or a Santa Fe-Pueblo aesthetic.

Only indigenous vegetation may be planted in that part of the Lot that lies outside of the Building Envelope and the Private Area. The Private Area is the built up part of the Lot that is for the most part not visible from adjacent Lots and Common Areas because it is generally situated behind walls and other Structures (e.g. patio and courtyards). The preservation and replanting of native plants along the roadside bordering the Lot and the driveway leading to the Dwelling Unit is required to satisfy the overall development objective of minimizing the human imprint upon the natural environment.

In order to assist each Owner in the planning and design of his Dwelling Unit, a comprehensive design review process has been established. Since the preservation and the enhancement of the unique natural environment at Thunder Ridge is an important objective, the DRC is charged with the responsibility of ensuring that its objective is carried out in all phases of development.

The Design Review Process encompasses the following phases:

1. The Pre-Design Conference: At this meeting, each owner, together with the owner's architect/designer, has the opportunity to discuss preliminary plans with a representative of the DRC.
2. The Preliminary Submittal: At this time the DRC is in a position to review conceptual plans to ensure compliance with the Design Guidelines before the final design is completed.
3. The Final Submittal: At this time the DRC is in a position to review the final working drawings and construction documents for the Dwelling Unit and Site Improvements to ascertain that they are consistent with the previously approved preliminary plans.
4. Landscape Plans: Prior to the occupancy of the Dwelling Unit, the Owner's landscape designer shall submit final landscape and irrigation plans for approval by the DRC.
5. The Final Inspection: Upon completion of the Dwelling Unit, a representative of the DRC will inspect the home to determine whether there has been compliance with approved plans.

The Design Review Process was developed to provide checkpoints throughout the design and development phases so that time and money are not wasted on plans and designs that are not in compliance with the Design Guidelines. This is a practical and proven procedure that will not

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result in time delays, provided each owner is intent on complying with the approved Design Guidelines.

It is strongly recommended that each owner retain competent professional services for planning and design. If an owner elects to do his own design or obtains non-professional services, and the plans are not acceptable to the DRC, the DRC retains the right to require that an owner thereafter utilize professional design services.

The Design Review Process is intended to be carried out before the owner submits plans for their Dwelling Unit to Yavapai County for permits and approval. Also, the Thunder Ridge Design Review Process is independent of any Governmental permit process now or hereafter required, and is solely intended to enforce Thunder Ridge Design Guidelines and the standards contained in the Declaration of Covenants, Conditions and Restrictions established for Thunder Ridge (the Amended Declaration.)

These Design Guidelines are in addition to the Amended Declaration and owners must comply with all the provisions of the Amended Declaration. The Design Guidelines are intended to supplement the Amended Declaration, but in the event of any conflict between the provisions of the Amended Declaration and the provisions of the Design Guidelines, the provision of the Amended Declaration shall control. Terms not otherwise defined herein shall have the meaning set forth in the Amended Declaration.

### **INTRODUCTION TO DESIGN GUIDELINES**

The Design Guidelines are administered by the DRC. Its mission is to assist the individual homeowner and the professional architect or home designer in the task of building at Thunder Ridge.

All owners wishing to build at Thunder Ridge must have their designers meet with a representative of the DRC prior to the commencement of the design process . This should facilitate the design process and avoid possible misunderstandings in the future.

The Design Guidelines may be modified or supplemented from time to time by the DRC through the Board of Directors of the Thunder Ridge Property Owners Association in order to apply the spirit and intent of the overall development standards to particular individual situations. The governing version of the Design Guidelines for each owner's build is the version in effect on the date of that owner's Final Approval by the DRC as described in the Review and Approval Process chapter.

## **CURRENT DESIGN REVIEW COMMITTEE MEMBERS**

The Design Review Committee Members are currently Sandy Allan and Michael Johnson.

## **SITE DEVELOPMENT GUIDELINES**

The high desert landscape of Thunder Ridge is fragile and any damage to the environment may take years to heal its impact on the site and its natural vegetation. Because of these concerns, the DRC has developed regulations and controls designed to provide protection for the land and its vegetation.

### **1. LANDSCAPE DESIGN**

Landscaping is considered an integral part of home construction in Thunder Ridge and a landscaping plan must be submitted prior to the completion of the Dwelling Unit. Use native and drought resistant plants and use a designer experienced in designing for the Verde Valley area.

Extreme care should be taken to preserve ALL existing vegetation as much as possible. No vegetation outside of the Building Envelopes shall be removed from any Lot except as approved by the DRC. No vegetation shall be removed from any Building Envelope until the day construction is to commence, after the applicable building permit has been issued by Yavapai County and building plans have been approved by the DRC.

It is the responsibility of each homeowner to landscape and re-vegetate all areas that have been disrupted by construction as soon as construction is completed. New vegetation placed outside the Private Area shall be limited to plant materials native to Thunder Ridge. Within the Private Area, non-native plants such as annuals are permitted.

The DRC shall inspect the landscaping and irrigation system after being notified of the completion of the work and, if consistent with the previously submitted landscape plans, give final approval at that time.

The homeowner will be responsible for the maintenance of the entire Lot to the extent that maintenance of the natural environment is required.

No elements that are foreign to the natural environment and that are not a natural part of the Dwelling Unit shall be placed in the landscape.

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Future changes and additions to the existing landscape shall require written approval of the DRC. Please include automatic drip irrigation systems with your final design. All automatic valves shall be installed in below grade boxes. Back flow control devices must be screened from view with plantings.

Any landscaping outside of the Private Area which has not been approved in writing by the DRC is subject to future removal at the owner's expense at the request of the DRC.

## **2. GENERAL SITE PLANNING RECOMMENDATIONS**

Owners should consider the potential impact of your Dwelling Unit and improvements upon the views and privacy of your neighbors. Particular attention should be paid to expansive blank walls and the placement of garage doors on your Dwelling Unit that might impact the view shed of your neighbors.

Evaluate the daytime versus nighttime quality of your views and arrange your living spaces to correspond to these differences.

Side entry garages are suggested to complement the total experience of your home.

Carefully consider site drainage and building run-off. Avoid unnatural modifications of existing drainage. Any damage caused to other Lots as a result of the building of your Dwelling Unit and improvements will be the responsibility of the owner causing such damage.

## **3. GENERAL SITE PLANNING REQUIREMENTS**

Because the natural topography of Thunder Ridge varies considerably from building site to building site, the following general limitations will apply in the absence of special circumstances:

- a) Cut and fill slopes will require re-vegetation subject to approval by the DRC and may not be exposed following completion of construction.
- b) No change in natural or existing drainage patterns for surface waters shall be made upon any Building Envelope that could adversely affect another owner.
- c) Site drainage and grading must be done with the goal of minimum disruption to the Lot. Surface drainage shall not drain to adjoining Lots or open spaces except as established by natural drainage patterns, nor cause a condition that could unnaturally lead to off-site erosion. No excessive excavation or fill will be permitted on any Lot, except where specifically allowed by the DRC. Every attempt should be made to balance cut and fill with minimum use of retaining

walls. No clear cutting of any Lot will be permitted. Allowable clearing on any Lot is subject to approval by the DRC. In the event of any violation of the foregoing, the DRC or Board may require the Lot to be restored to its previously existing state. The owner of such Lot shall reimburse the DRC and/or the Thunder Ridge Property Owners Association for all expenses incurred by them, as defined in the Amended Declaration, in performing their obligations under this paragraph. In addition, certain fines may be imposed as provided by the Amended Declaration. The DRC shall have the right to require complete or partial restoration of cut and fill areas.

#### **4. BUILDING ENVELOPES AND SETBACKS**

The Building Envelope is that portion within each Lot within which the Dwelling Unit and any associated Site Improvements must be located. The actual placement of the Dwelling Unit within the Building Envelope is determined by the specific features and topography of the Lot and the Lots immediately surrounding it. The goal is to ensure that the views from all designated Lots within Thunder Ridge are optimized through careful coordination of the selection of the Dwelling Unit orientation, height, and design features within the Building Envelopes.

Required minimum setbacks per lot are:

Front	50 feet
Side	25 feet
Rear	50 feet

Except on corner lots where side street setback = 30 feet

Prior to start of actual building construction, the Lot Owners must instruct their contractor or site engineer to survey the exact location of their Building Envelope and proposed driveway alignment and right of way width to the street, and install metal pins and wood lathes with clear distinct color ribbons at all corners of the building envelopes. All construction equipment, portable toilets, site work, and vehicles accessing and leaving the site must be contained within the Building and driveway Envelope.

#### **5. DRIVEWAYS**

Because driveways and parking areas have a major impact on the natural landscape, they will be reviewed by the DRC in detail. Driveways must be located so as to preserve and protect important natural features such as large or important plant materials, drainage ways, rock outcroppings and to minimize the disruption of the existing landscape. Driveways should follow ideally the natural contours, and meander around existing trees and large vegetation. Long straight runs must be avoided to maintain a natural appearance. Driveways shall not exceed 14 feet in width within the front setback. Where driveways cross drainage ways on any Lot, the

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owners must provide for a culvert with stone headwalls of a design approved by the DRC. All culvert ends must be cut to fit the terrain. Exposed metal or concrete pipe must be avoided. Only one driveway per Building Site is allowed unless approval is given by the DRC. All driveways must be either concrete (colored concrete is preferred), stone aggregate, decorative pavers, or decomposed granite. Dirt driveways and double chip seal paving are not acceptable materials. Asphalt paving may be employed with prior DRC approval. All colors and shape of the driveway must be approved by the DRC.

## **6. PARKING SPACES**

Each residence shall provide for a minimum of two parking spaces in an enclosed garage attached to the main Dwelling Unit. A minimum of two (2) additional parking areas should be provided on the Lot to accommodate guest parking. Except for special events, street parking is strongly discouraged.

All Lot owners are encouraged to read carefully Article X: Use Restrictions, Section 10: Vehicles and Parking contained in the Amended Declaration (CC&Rs).

## **7. UTILITIES**

Utility taps have been provided for each lot at or near the property line. Service lines may be brought to the Dwelling Unit via the shortest route, but preferably along the driveway so that the routing minimally disrupts the existing landscape. All disturbed areas must be restored to their natural condition. All utility lines must be underground and shown on the site plan. Note: all propane tanks must be buried. Above ground tanks are not permitted.

Each lot owner shall be responsible for the installation and maintenance of the subterranean sewer system and septic system in accordance with all applicable laws, rules, regulations and ordinances.

Electrical service has been provided to the transformer cabinets near the front property line. Trenching from the transformer cabinet to the residence is the responsibility of the owners. Underground routing shall be done in a way that is least disruptive to the environment. Disturbed areas shall be restored to their original condition.

Utility pedestals shall be painted a color that causes the pedestal to blend in with the soil. The pedestal shall be screened with native plant material to the satisfaction of the DRC. Location of utility lines must be reflected on the plans submitted to the DRC for approval. Individual utility meters are to be screened from adjacent properties, streets and neighborhood views.

## **8. SWIMMING POOLS, GAME COURTS AND BASKETBALL HOOPS**

Swimming pools and spas that have been approved by the DRC and Yavapai County, shall be adjacent to the home, screened by a privacy wall, and should be designed so they do not impact adjoining Lots with light or sound. Pool heaters and pumps must be screened from view and sound insulated from neighboring homes and constructed with material compatible with the home. Builder shall provide a low noise filtering pump unit in order to prevent noise nuisance.

- Only in-ground pools are allowed
- Above ground spas are allowed if properly screened and any ramada associated with the spa must be reviewed by the DRC.
- Pools and spas and their associated fencing, must be constructed according to all applicable local and state building code requirements.
- Above ground spas properly installed and screened must be approved by DRC.

All tennis courts and other game courts installed on any Lot in Thunder Ridge require the approval of the DRC. Basketball hoops are permitted provided their design and location have been reviewed and approved in writing by the DRC, and provided such a location is not visible to anyone driving on, or walking along, the adjoining Project roadways.

## **9. MAILBOXES AND ADDRESS IDENTIFICATION**

Street address monuments must be reviewed by the DRC. No additional signage of any kind will be permitted, except approved temporary construction and real estate sale signs provided by builders and realtors, and directional signs provided by the developer.

## **10. CONSTRUCTION SIGNAGE**

Temporary signs shall be limited to two signs per site and shall meet all regulatory and permitting requirements of Yavapai County. Attachment of signs or similar material to trees is expressly forbidden. Signs placed by the developer to promote the Development are allowed as provided for in the Amended Declaration.

## **11. LIGHTING**

The Development Philosophy to maintain an undisturbed high desert environment relates to nighttime as well as daytime views. In order to safeguard the dramatic night sky views that tend to be obscured by artificial lighting, the DRC has established guidelines for residential lighting in addition to the requirements of Yavapai County.

"Site lighting" means lighting either on the ground or on site walls or by other means for the purpose of providing safe passage around improvements or decorative accent lighting.

"Building mounted lighting" means lighting built into or attached to buildings on walls, ceilings, eaves or other locations for the purpose of providing general illumination, area security or decorative illumination.

- a) Site lighting must be directed downward onto the vegetation, the ground or boulders and not upon the building.
- b) Building mounted lighting must be directed downward away from adjacent Building Envelopes and Common Areas and may not be used to light walls or building elements for decorative purposes.
- c) All exterior lighting must provide for complete shielding of light sources. No bare lamps will be permitted. Care should be taken to shield the lamp from view. One should see the effect of the lamp, but not the lamp itself.
- d) Only lamps with maximum equivalent wattage of a 75-watt incandescent bulb will be allowed for exterior lighting unless approval is received from the DRC to provide for higher wattage.
- e) Up lighting of a low voltage and used for accent lighting for trees, walls, etc., may be allowed when approved by the DRC.
- f) All exterior lights not on a motion sensor must be off by 10:30 p.m., except during parties and events. Solar powered pathway lighting with a maximum bulb power of 10 watts is exempted.

## **ARCHITECTURAL DESIGN GUIDELINES**

All Dwelling Units within Thunder Ridge shall be of a Contemporary, Tuscan or Southwestern Style. The purpose of the architectural design effort should be to provide a design solution that is specifically indigenous to and in harmony with the natural environment as it relates to form, colors, materials and siting. By way of example, this would exclude replicas of architectural styles and periods that are not indigenous to the Southwest such as Colonial, Antebellum, French

or California Spanish revival. Log cabin and Western Ranch style designs are not permitted within Thunder Ridge.

## **1. BUILDING HEIGHT AND MASSING**

The terrain of Thunder Ridge is varied and unique with tops and valleys and other changes in elevation. These conditions make an absolutely uniform application of height restriction for Dwelling Units inadvisable and impractical. The Design Guidelines are intended to discourage and/or prevent any Dwelling Unit or other structure that would appear to be excessive in height when viewed from another Lot, and/or would appear out of character with other Dwelling Units because of height.

Consequently, despite the maximum heights generally permitted as hereinafter specified in this paragraph, the DRC may disapprove a proposed Dwelling Unit or other structure if, in the DRC's opinion, it would appear excessive in height when viewed from other Building Envelopes or would appear out of character with other Dwelling Units, or appear to be too prominent because of height, even though the proposed Dwelling Unit or other structure may comply with the maximum height restrictions.

These considerations will be of particular importance as they relate to Dwelling Units that are to be constructed on lots near hilltops, crests or ridges. Without limiting the generality of the preceding sentence, in such circumstances the DRC could refuse to allow any portion of the Dwelling Unit or other structure to approach the standard maximum height.

As a general rule, in order to maintain low building profiles, no Dwelling Units shall be built more than one story in height. This may not always be possible due to the constraints of the particular building site. However, the DRC may at its sole discretion approve split level and two-story construction if, in its opinion, the architectural design of the proposed Dwelling Unit will not detract from the quality and appearance of the setting of the individual building site, the surrounding building sites and the setting of Thunder Ridge in general. If two-story residences are designed, the area of one floor should be no more than 50% of the other. The DRC may allow for a greater percentage under certain circumstances such as steep sites where the main floor is at grade and the lower floor is largely hidden from view. Garages are encouraged to be set back a minimum of five (5) feet from the building facade to decrease garage visibility. In any case, no structure shall exceed thirty (30) feet in height as measured from the roof or parapet wall to the natural finish grade at any point along the perimeter. But in respect of each Dwelling Unit design, the final height shall be determined solely at the discretion of the DRC at the time of review of the Preliminary Submittal.

No wall shall have an unbroken height of more than twenty (20) feet, measured from the lowest adjacent grade.

Also, all exterior walls and windows must be designed with architectural relief, extrusions or indents. Windows that are flush with the exterior walls are not allowed.

In order to enhance the concept of the predominance of the environment, building masses should be predominantly horizontal rather than vertical, yet not create long and unbroken elements. Unless otherwise approved by the DRC, each Dwelling Unit shall be composed of at least three visual building masses whose heights differ by at least two feet.

No Dwelling Unit shall be constructed that contains less than 1,800 square feet of livable areas, exclusive of such part of a building used for a garage, porch or patio.

## **2. FOUNDATIONS**

The following exterior treatments are required:

- a) Foundation walls to the extent that they are visible, must be finished in a material consistent with and repeated elsewhere in the construction of the residence.
- b) Foundation piers must be screened from view by exterior wall materials continued to finished grade.

## **3. CHIMNEY MASS**

The height of a chimney mass shall not exceed five feet above the highest point of the structure within ten feet of that chimney mass. No chimney, pipe or other device shall exceed the overall mass height of a chimney by more than twelve (12) inches.

## **4. EXTERIOR COLORS**

Exterior colors must be submitted to the DRC for approval for use on a specific Dwelling Unit. Specifically approved colors shall not be deemed to have been approved for general use within Thunder Ridge. The approval shall only be applicable to the Dwelling Unit for which it was submitted.

## **5. BUILDING PROJECTIONS**

All projections from buildings, including but not limited to, chimney caps, vents, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall be visually integrated into the overall design. All roof vents, pipes, metal flashings, accessories and roof penetrations must be painted or stained to blend with the Dwelling Unit colors and materials.

## **6. ANTENNAS, SATELLITE DISHES AND FLAGPOLES**

Satellite dishes must be screened from neighboring Lots. No other antennas are permitted unless they are restricted to the attic or interior of the residence. Freestanding flagpoles are permitted if the height is limited to twenty-five (25) feet and the location is approved by the DRC.

## **7. SKYLIGHTS AND WINDOWS**

Skylights and windows are important sources of natural light and can be positive contributors of passive solar heat. They can, however, also be sources of undesirable reflections and glare particularly at night. The glass must not be highly reflective nor may the window frames consist of unfinished reflective material.

The selection of windows is subject to prior approval by the DRC. Windows shall be recessed into the outside wall to both protect and shelter the glass as well as to give the appearance of substantial wall thickness, strength and durability. Skylights are approved but white or clear skylights shall not be visible from other Lots. Skylight framing materials must be bronze anodized or colored to match adjacent roof. Natural aluminum is prohibited.

## **8. PATIOS AND COURTYARDS (PRIVATE AREAS)**

Patios and courtyards are encouraged and should be designed as integral parts of the Dwelling Unit, so they maximize the enjoyment of the climate and capitalize on the view of and from the Building Envelope.

By properly orienting these outdoor spaces, breezes can be captured or deflected, sun can be controlled and privacy can be maintained.

Patio screen walls and walls surrounding pools and spas must be adjacent to the Dwelling Unit and made of materials previously approved by the DRC.

## **9. ACCENT COLORS AND METAL TRIM**

In keeping with the approved architectural styles for Thunder Ridge, accent colors and metal trim on front doors, window sashes and other incidental elements may be allowed as long as, in the opinion of the DRC, the accent does not overwhelm the building's basic color or create a visual distraction from adjacent Lots. Metal accents will be allowed by the DRC. Bright, untarnished copper or other metallic surfaces shall be treated to reduce reflections.

## **10. ROOFS**

In keeping with the goal of visual harmony and sensitivity to the approved architectural style for Thunder Ridge, the DRC encourages low, horizontal roof lines that frame or accent distant views. It is strongly recommended that flat and pitched roofs have large eaves, which help make buildings more unobtrusive by the shadows they cast. Flat roofs must be shielded with low parapet walls.

Due to the varying topographical elevation within Thunder Ridge, all Dwelling Units must finish their roof surface using the same color as the predominant color of the house.

If pitched roofs are proposed, they must comply with the following:

- a) Maximum slope of 4 to 12 pitch.
- b) Wherever possible, ridges should run parallel to the slope of the land and to the prevailing public views of them. Prominent gable ends are discouraged and are not permitted in main view corridors or against the skyline.
- c) Roof materials will be evaluated on a case-by-case basis and are subject to approval by the DRC. The DRC may reject proposed materials if it appears that the materials would assume a too dominant appearance in the landscape or be out of character with other Dwelling Units.
- d) Roof tiles must be composed of clay or concrete. They must be non-reflective and the color(s) must be approved by the DRC.

Roofs will have a finished surface that will not produce glare or have reflective qualities. The following roofing materials are prohibited unless approved by the DRC:

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- Wood shakes or asphalt shingles
- Composition shingles
- Corrugated metal
- Metal, simulated shake shingles
- White or bright rock
- 90# roll roofing
- Mastic coated, pattern stamped sheet metal
- Spray urethane foam visible from other properties
- Glossy or reflective materials
- Cap sheet

Other types of metal roofing will be considered by the DRC on a case-by-case basis.

Samples of the tile and mud set must be submitted to the DRC for final approval.

No mechanical equipment, antenna, air-conditioning, solar application or building component not associated with the integrity of a roof, with the exception of a skylight, shall be permitted on any roof surface. Satellite dishes must have prior DRC approval.

Roof drainage must be controlled. A graveled "splash guard" wash must be installed beneath all scuppers to catch any direct free falling water.

## **11. SOLAR AND WIND POWER APPLICATIONS**

Passive solar applications, or the orientation and design of the Dwelling Unit for maximum solar gain will reduce winter heating needs and will be encouraged. Exterior solar collectors must have prior approval from the DRC.

External Wind power generating devices are not permitted.

## **12. RETAINING WALLS, SCREEN WALLS/FENCES**

Retaining walls, screen walls and other walls not directly supporting a building structure, shall not exceed four (4) feet in height within any Front Yard, and six (6) feet in any Side or Rear Yard (as defined by Yavapai County). The appearance of such walls at six (6) feet in height must be softened by landscaping with trees and shrubs.

Screen walls should be a visual extension of the architectural design of the Dwelling Unit. The colors of the walls must conform to the same color standards referred to in Paragraph 4 of this section of the Design Guidelines, and all masonry walls must be stuccoed and painted. All walls,

fences, gates, and the materials to construct same, are subject to approval by the DRC. Chain link fences are strictly prohibited.

### **13. SIGNS**

No signs of any nature, whether permanent or temporary, shall be permitted on any Building Envelope or Lot except as otherwise provided for elsewhere in these Guidelines and the Amended Declaration.

### **14. EXTERIOR WALLS**

Exterior surfaces must generally be of materials that harmonize with the natural landscape as well as provide an outer skin that will withstand the climate extremes. Natural rock and stucco are two such materials and their use is strongly encouraged. Specifically prohibited are vinyl siding, metal siding, fiber-cement siding, opaque glass, plastic, reflective artwork and sculpture and other materials whose appearance, in the judgment of the DRC, does not convey quality, permanence or durability. Glass may not be mirrored.

The use of wood is allowed but choice of wood requires careful consideration and detailing, particularly as a wall surface material due to its high maintenance requirements. Avant-garde or highly contemporary styles and materials that do not harmonize with the native environment are strongly discouraged and may be rejected by the DRC at its sole discretion.

Any exterior or interior window coverings visible from the exterior shall be the color of or be compatible with the exterior of the Dwelling Unit. The color shall be compatible with these Design Guidelines and subject to prior approval of the DRC. Canvas awnings and metal awnings require the approval of the DRC and should be noted on the Dwelling Unit plans.

### **15. GARAGES**

An enclosed attached garage accommodating at least two automobiles is required. Carports are prohibited and detached garages are not permitted without the approval of the DRC. Oversized garages designed to accommodate large recreational vehicles or campers will not be permitted without the approval of the DRC. In the event the Owner wishes to store a recreational vehicle, horse trailer, boat or other vehicle, it (they) must be stored in a totally enclosed structure approved by the DRC.

Because garages are a relatively major element in most homes, garage doors should be fully integrated into the design of the architecture and, except when necessary, garage doors are to be kept closed.

Unpainted or unstained wood or fiberglass doors are not permitted.

## **16. SERVICE YARDS**

Walls are required as a means of screening for a service yard, if any, to enclose trash containers, outdoor or service equipment, satellite dishes or any other goods to be stored outside. The enclosures may not be in the Front Yard of a Dwelling Unit. External clotheslines are prohibited in any portion of the Building Envelope, Lot or Private Area.

## **17. COMPLIANCE WITH GOVERNMENT REGULATIONS**

In addition to all the foregoing, all architectural improvements shall comply with all applicable governmental regulations, whether federal, state or local.

## **18. GENERAL**

Location of permanently placed outdoor furniture or accessories such as swings, tables, barbecues, arbors, jungle gyms, swing sets, etc, must be totally contained within the Private Area of the Lot. Swing sets and other play equipment shall be screened from adjacent view or be painted or constructed to blend with natural surroundings.

Placing, erecting, constructing, or allowing any permanent unnatural or man-made ornaments, signs, statuary, pink flamingos, relics, flagpoles, machinery, equipment, basketball backboards, game poles and nets, or other such items which are unattached to approved structures are prohibited unless the same are included and made a part of a landscape plan submitted to and approved by the DRC. "Unnatural" shall mean anything not naturally growing upon, or indigenous to a home site in its undeveloped state.

Any ornamentation or statuary item described above which is to be attached to or intended to be a part of an approved structure or deck shall first be submitted to the DRC for approval.

## **LANDSCAPE GUIDELINES**

The goal of Thunder Ridge is to preserve the character of the natural landscape. Therefore, the landscape design for each Building Envelope should blend in with the existing environment. As required for the final design approval, landscaping and irrigation drawings shall be prepared in sufficient detail to indicate the installed size, placement and character of all plant material. The purpose is to ensure that as each Building Envelope is finished, it becomes a coordinated element in the existing environment. Plant material should be used to reduce the scale of high walls and wherever possible, help integrate the residence into its surroundings.

## **1. EXISTING**

Extreme care shall be taken to preserve all existing mature vegetation when siting improvements. No existing vegetation shall be removed from any area lying outside of the Building Envelope without prior written approval of the DRC. Transplanting services will be retained by the owner when planning dictates the removal of vegetation. Such service will be contracted by the owner or his representatives at the owner's expense. A last resort will be the absolute minimum cutting allowed in only the severest of building conditions. In all cases, existing trees should be preserved for screening of structures as viewed from other locations with Thunder Ridge.

## **2. PRIVATE AREAS**

The Private Area is that part of the Lot that is shielded from view by site walls or structures. Within this Private Area, the owner may create a more varied landscape. The use of flowering ground covers, shrubs, annuals and perennials can have a dramatic impact on such private areas as patios, walkways around the residence, and planters. The use of cultivated grasses is only allowed in the Private Area surrounding the home.

## **3. LANDSCAPING**

All new vegetation shall be limited to those species that are indigenous to Thunder Ridge and other drought-resistant species. No deciduous plantings shall be allowed except within the Building Envelope and in Private Areas. Use of any trees must be approved by the DRC.

## **4. IMPACT OF ACCESS ROAD ON THE ENVIRONMENT**

To minimize the visual impact of the access driveway to the Lot, the landscape plan should outline the planting of native desert plants adjacent to the area where the driveway traverses the Lot owner's lot.

Irrigation must be provided to provide water to the native vegetation planted to restore the disturbed boundaries along the driveway, the perimeter around the Dwelling Unit and the area bordering the street.

## **5. LAYOUT OF DRIVEWAY**

It is strongly recommended that the landscape plan avoid placing the driveway perpendicular to the access road. Instead, the driveway layout should be designed to express curving lines so as to avoid being linearly incompatible with the landscape and to better reflect the rhythm of the natural contours of the land.

## **6. PROTECTING AND PRESERVING PLANTS**

Care should be taken to protect all plants within the development. Therefore, as much as possible, improvements should be sited to avoid the destruction of native plant material. Reasonable efforts should be made to transplant all significant transplantable materials. Sufficient time should be allowed for transplanting existing vegetation prior to the start of construction. It is suggested that competent professionals be consulted prior to the transplanting of any natural materials.

## **7. FENCING OF TREES**

All trees that are to be saved within the area of construction shall be fenced to avoid compaction of the root system and low branches from being broken. Contractors should be instructed to treat the surrounding landscape with the utmost care.

# **CONSTRUCTION GUIDELINES**

## **1. CONSTRUCTION REGULATIONS**

In order to assure that the natural high desert landscape of Thunder Ridge is not unduly damaged during construction, the Design Guidelines shall be made a part of the construction contract documents for each Dwelling Unit or other improvements on the Building Envelope. All builders and owners shall be bound by these regulations and any violation by a builder shall be deemed to be a violation by the owner of the Lot.

## **2. DESIGN MEETING**

To ensure that these regulations are adhered to, each owner or builder, before the beginning of construction, shall contact the Design Review Chairperson to schedule a design review meeting.

### **3. OCCUPATIONAL SAFETY AND HEALTH ACT COMPLIANCE (OSHA)**

All applicable OSHA regulations and guidelines shall be observed at all times.

### **4. CONSTRUCTION MATERIAL STORAGE AND SANITARY FACILITIES**

Each builder shall be responsible for providing adequate sanitary facilities for construction workers. Construction materials, dumpsters and portable toilets must be located within the Building Envelope in the least conspicuous place, having minimal visual impact on surrounding neighbors. No construction materials, dumpsters or portable toilets may be stored in the Project Roadway at any time without special permission of the DRC.

### **5. DEBRIS AND TRASH REMOVAL**

Builders shall clean up all trash and debris on the construction site at the end of each day, including any dirt and debris that they might have tracked onto the adjoining Project Roadways. Trash and debris shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight materials, packaging and other items shall be prevented from blowing off the construction site. Builders are prohibited from dumping, burying or burning trash anywhere on Thunder Ridge property. During construction, each construction site shall be kept neat and clean and shall be properly policed to prevent the site from becoming a public nuisance or adversely impacting other Building Envelopes and common areas. Unsightly dirt, mud or debris from construction site activity shall be promptly removed and the general area cleaned up.

### **6. VEHICLES AND PARKING AREAS**

Construction crews shall be courteous to and considerate of other Lot owners by minimizing the use of Thunder Ridge roads for parking construction vehicles and machinery. The use of other Lots not owned by their custom home client for parking or storage is strictly prohibited. To the extent possible, private and construction vehicles and machinery shall be parked only within the Lot's Building Envelope or in areas designated by the DRC. All vehicles shall be parked so as not to inhibit traffic.

Each builder shall be responsible for its subcontractors and suppliers obeying safe speed limits within the development. Repeat offenders may be denied future access to the Thunder Ridge development.

### **7. CONSERVATION OF LANDSCAPE MATERIALS**

Builders are advised that the Building Envelopes and common areas in Thunder Ridge contain

valuable native plant materials and other natural features such as topsoils that should be protected during the period of construction.

#### **8. EXCAVATION MATERIALS**

Excess excavation materials must be hauled away from Thunder Ridge development.

#### **9. BLASTING**

If any blasting is to occur, the DRC must be informed far enough in advance to make sure that the applicant has obtained the advice of expert consultants that blasting may be accomplished safely. These consultants must advise the DRC in writing. Applicable governmental regulations concerning blasting must be observed. The DRC's only responsibility is to require evidence of such consultant's expertise and the DRC shall have no liability for the blasting. Appropriate approvals must be obtained from Yavapai County.

#### **10. RESTORATION OR REPAIR OF OTHER PROPERTY DAMAGE**

Damage and scarring to any other Lot, Common Area or Building Envelope, including but not limited to roads, driveways, curbs, gutters, utilities, vegetation and other improvements resulting from construction operations will not be permitted. If such damage occurs, it must be repaired and restored promptly and any expenses are those of the builder and in the event of default by the builder in meeting these obligations, the owner who has retained the builder shall be responsible.

#### **11. MISCELLANEOUS AND GENERAL PRACTICES**

All owners will be responsible for the conduct and behavior of their agents, representatives, builders, contractors and subcontractors while on the premises of Thunder Ridge. The following practices are prohibited:

- a) Changing oil on any vehicle or equipment on the site itself or at any location within Thunder Ridge. Any toxic material must be properly disposed of and cannot be left on the building site.
- b) Allowing concrete suppliers, plasterers, painters or any other subcontractors to clean their equipment in such a fashion as to leave residual material or paint on the ground. Any clean up costs incurred by Thunder Ridge in the process of enforcing these regulations shall be payable by the lot owners.
- c) Removing any rocks, plant materials, topsoil or similar items from any property of others, including other construction sites.

- d) The careless discharge of firearms or engaging in drug or alcohol abuse.
- e) Using disposal methods or equipment other than approved by the DRC.
- f) Careless disposal of smoking and other flammable materials. At least one 10-pound ABC rated dry chemical fire extinguisher shall be present on the construction site at all times.
- g) No pets, and particularly dogs, shall be brought into Thunder Ridge by construction personnel.
- h) Careless treatment or removal of protected plant material or plants not previously approved for removal by the DRC.
- i) Loud playing of radios and other audio equipment playing on construction sites is prohibited.

## **12. DUST AND MUD**

The builder shall be responsible for controlling dust and mud during construction.

## **13. DAILY OPERATING HOURS**

Daily working hours for each construction site shall be from sunrise to 7:00 p.m., Monday - Saturday. Construction work may be performed on Sunday only if noise levels do not interfere with neighbors and the work is between the hours of 10:00 a.m. and 4:00 p.m.

## **14. RESTORATION OF PROPERTY**

Upon completion of construction, each owner and builder shall clean the construction site and repair all property that has been damaged, including but not limited to, restoring grades, planting shrubs and trees as required by the DRC, and make any required repairs of streets, driveways, pathways, drains, culverts, ditches, signs and lighting.

## **THE REVIEW AND APPROVAL PROCESS**

The DRC will conduct reviews of projects during their regular meetings or at such other times as the DRC deems appropriate. Owners, architects and builders are not entitled to attend these meetings unless invited to do so by the DRC. The DRC will respond in writing by approving, unconditionally, or disapproving, the plans no later than fourteen (14) business days following

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submittal of any plans. Any responses an owner may wish to make in reference to issues contained in the DRC's notice following review of submittals should be addressed to the DRC in writing to the following address: Thunder Ridge POA DRC, 6280 N. Thunder Ridge Road, Rimrock, AZ 86335.

All submittals made to the DRC become the property of the DRC and shall be retained in the records of the Association.

**1. PRE-DESIGN CONFERENCE**

To initiate the review process prior to the preparation of any drawings for proposed improvements, it is necessary that the owner and/or his designer or architect meet with a representative of the DRC to discuss the proposed residence and to resolve any questions regarding building requirements or interpretation of the Design Guidelines or the design review process. This informal review is structured to offer guidance prior to the initiation of the preliminary designs.

**2. PRELIMINARY SUBMITTAL**

Two sets of preliminary drawings, including the exhibits outlined below, must be submitted to the DRC following the Pre-Design meeting. One set is to be retained by the Association. The second set to be used for mark up purposes for the benefit of the owner and for the designer / architect.

Preliminary Submittals shall include:

- (a) A site plan at a scale no less than 1" = 20' on a 24" x 36" or a 30" x 42" sheet showing the locations and areas of the Dwelling Unit and Driveway within the Building Envelope, the location of the Dwelling Unit in measured relationship to any adjoining Dwelling Unit on an adjacent Lot; the location of all parking areas, patios, pools, walls, proposed utility service facilities and routes. The site plan shall depict underlying existing and proposed contours, and topographic features such as washes, rock outcrops and existing trees and major shrubs to be retained and relocated, and elevations of all building floors, patios, and terraces, shown in relations to site contour elevations.
- (b) The site plan shall identify all plant materials that will be removed during construction or that are within 30 feet of the proposed improvement or any disturbed areas.
- (c) Roof Plan and Floor Plans at no less than 1/8" = 1'0". Roof plans should show areas of flat and sloped roofs and all skylights, vents, gutters, and any other roof projections.

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- (d) Exterior elevations of **all** sides of the Dwelling Unit, at the same scale as the floor plans, with both existing and proposed grade lines shown and all exterior materials and general colors indicated. Elevations (heights) of all parapets and roof ridgelines shall be shown.
- (e) A Design Review Fee of \$300 for new construction payable to Thunder Ridge POA.

All accessory improvements contemplated on the Building Envelope must be shown on the Preliminary Submittal. To assist the DRC in its evaluation of the Preliminary Submittal, the owner might be required to provide preliminary staking at the locations of the corners of the Dwelling Unit or major improvement and at such other locations as the DRC may request. The staking will be at such heights as may be necessary to indicate proposed elevations.

### **3. PRELIMINARY REVIEW**

After the posting, comment period and staking of the corners of the Dwelling Unit or improvement, the Preliminary Submittal will be deemed complete except for any additional materials, information or additional staking requested in writing by the DRC. The DRC then will review the submittal for conformance to these Design Guidelines and provide a written response to the Owner in a timely manner not to exceed 14 business days from receipt.

### **4. FINAL SUBMITTAL**

After the preliminary approval is obtained, the following documents are to be submitted to the DRC for final approval.

Final submittals shall include:

- (a) Complete construction documents for the Dwelling Unit, including all data required for the Preliminary Submittal, building sections as required to illustrate the building, all utility locations, electric meter and transformer locations, any adjustments to locations and for areas of the Building Envelope or the Dwelling Unit.
- (b) Depending on the particulars of each building project, the DRC may ask for samples of all exterior materials and colors and window and glass specifications. In such instances, samples shall be submitted in a manner as specified by the DRC.
- (c) A complete landscape plan at the same scale as the site plan, showing: Areas to be irrigated (if any), locations and sizes of all existing and proposed plants, any decorative features such as patio walls, and a list of all proposed plants (note: the Lot owner may request that the DRC permit the submittal of their Landscape Plan upon the completion of their Dwelling Unit. This submittal must be made prior to the occupancy of their Dwelling Unit).

- (d) An approximate time schedule indicating dates for starting and completion of construction, utility hook-up, completion of landscaping work, and anticipated occupancy date.
- (e) Cash Deposit – To guarantee that the Design Guidelines are adhered to, each Owner or Builder shall post a refundable non-interest bearing cash deposit with the Association in the amount of \$5,000.00 for initial or new construction, and \$2,500.00 for any additions, alterations, or modifications to the existing structure. Such Deposit shall accompany the owner's or builder's application for final approval. Checks shall be made payable to Thunder Ridge POA. Should it become necessary for either the DRC or the Board of Directors to remedy any violation of the Guidelines, the costs of such remedy will be charged against the deposit. Additionally, any unpaid fines (and penalties) will be charged against the deposit, beginning 10 days after sending the Final Notice of Non-compliance, in accordance with the Thunder Ridge POA Compliance Policy. The deposit must then be brought back to the required \$5,000.00 level or \$2,500.00 level (as applicable) within 15 days. Failure to comply may result in a directive to stop all work. The cash deposit will be refunded to the owner or builder after final approval by the DRC (including installation of landscaping), and upon receipt of a Certificate of Occupancy from Yavapai County.

## **5. FINAL APPROVAL**

Upon receipt of the completed Final Submittal, the DRC will review the submittal for conformance to these Design Guidelines and provide a written response to the Owner in a timely manner not to exceed 14 business days from receipt.

Failure by the DRC to respond within that time frame shall be deemed approval of the Final Submittal. Approval of the plans by the DRC does not relieve the owner from responsibility for compliance with the Design Guidelines and the requirements of all other approval agencies.

## **6. CONSTRUCTION PERMIT**

Securing all required construction and occupancy permits is the responsibility of the owner and/or builder. Construction shall be in accordance with all applicable governmental rules and regulations.

## **7. ADDITIONAL CONSTRUCTION AND/OR EXTERIOR CHANGES**

Any changes to the approved drawings before, during and after the construction of an improvement must first be submitted for approval to the Design Review Committee.

## **8. RESUBMITTAL OF DRAWINGS**

In the event of disapproval by the DRC of either a Preliminary or a Final Submittal, any resubmission of drawings must follow the same procedure as the original submittal.

## **9. WORK IN PROGRESS INSPECTION**

The DRC shall inspect all work in progress as many times as it deems necessary and shall give notice of non-compliance, if any is found. Absence of such inspection and notification during the construction period does not constitute either approval by the DRC of the work in progress or compliance with the Design Guidelines or the Amended Declaration.

## **10. FINAL INSPECTION**

- (a) Upon completion of any Dwelling Unit for which final approval was given by the DRC, the owner shall give written notice of completion to the DRC.
- (b) Within such reasonable time as the DRC may determine, but in no case exceeding 20 days from receipt of such written notice of completion, it may inspect the Dwelling Unit and / or improvement. If it is found that such work was not done in strict compliance with the approved Final Submittal and the Design Guidelines, it shall notify the owner in writing of such non-compliance within 14 business days of its receipt of the owner's notice of completion, specifying in reasonable detail the particulars of non-compliance, and shall require the owner to remedy the same.
- (c) If, upon the expiration of 30 days from the date of such notification by the DRC, the owner shall have failed to remedy such non-compliance, the DRC shall notify the owner. The DRC may take such action to remedy this non-compliance provided for in these Design Guidelines or the Amended Declaration including, without limitation, fines or injunctive relief.

## **11. NON-WAIVER**

Any approval by the DRC of any drawings or specifications or work done or proposed, or in connection with any other matter requiring such approval under these Design Guidelines or Amended Declaration, including a waiver by the DRC, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar drawing, specification, or matter whenever subsequently or additionally submitted for approval. For example, the DRC may disapprove an item shown on the Final Submittal even though it may have been evident and could have been, but was not, disapproved at the Preliminary Submittal. Furthermore, should the DRC overlook or not be aware of any item of non-compliance at any time during the review process, construction process or during its final inspection, the DRC approvals in no way relieves the owner from compliance with these Design Guidelines and all other applicable codes, ordinances and laws.

## **12. COMMENCEMENT OF CONSTRUCTION**

Upon receipt of approval from the DRC, the owner shall satisfy all conditions thereof and commence the construction, reconstruction, refinishing, alterations, and other work pursuant to the approved plans within one hundred eighty (180) days of plan approval by the DRC. Construction commencement is defined as the date of issuance of the Yavapai County building permit. Failure to commence construction within the one hundred eighty (180) day time frame shall require a re-submittal for consideration by the DRC and the payment of another Design Review fee (reference the Review and Approval Process chapter, Preliminary Submittal section). All construction, once begun, must be completed within fourteen (14) months from the date the Yavapai County building permit is issued.

Construction Completion is defined as fully meeting all of the following conditions in accordance with the DRC approved plans: 1) exterior of home and all planned exterior site improvements are finished (landscaping excepted), 2) all lot grading is complete, 3) driveway is complete, 4) all construction debris and temporary equipment (including dumpster and portable toilet) have been removed, and, 5) Yavapai County Certificate of Occupancy has been issued.

For a fee of one thousand five hundred dollars (\$1,500.00), the owner may request in writing to the DRC a four (4) month extension for Construction Completion. The accompanying payment should be made payable to the Thunder Ridge POA.

Within six (6) months of the construction completion deadline (including extensions, if any), all landscaping as described in the approved plans must be completed. The DRC may at its discretion waive portions of these requirements.

If an owner fails to comply with the requirements of this section of the Design Guidelines (the Review and Approval Process chapter, Commencement of Construction section), the DRC shall notify the Board of the Thunder Ridge POA, and the Board at its option shall either initiate fining enforcement action in accordance with the Thunder Ridge POA Compliance Policy, complete the exterior in accordance with the approved drawings, or remove the improvement and return the Building Envelope to its natural state existing prior to construction. The owner shall reimburse the Thunder Ridge POA for all expenses incurred in connection therewith.