ARCHITECTURAL REVIEW COMMITTEE STANDARDS & PROCEDURES

Amended and Restated June 26, 2017

Superseding Original September 1985 and All Amendments to the Original



The Troon Village Association encourages and supports the repair, remodel or enhancement of homes or property within the community. However, any and ALL changes to the exterior of the home or landscape require the review and approval of the Troon Village Association Architectural Review Committee PRIOR to beginning any construction. Please review these guidelines before beginning any redesign work on any part of the exterior of the home or landscape. Feel free to contact the ARC with any questions or clarifications regarding these requirements. These Standards and Procedures do not supersede any City of Scottsdale Building Codes, Zoning Ordinances, City Guidelines as they now exist or may be later modified.

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

- a. A solar energy device must be placed in the back yard or on a portion of the roof facing away from the Common Area so as to not be visible from any other Lot, Parcel or Common Area to the maximum extent possible. The solar energy device must be shielded from view so as to not be visible from any other Lot, Parcel or Common Area to the maximum extent possible. The landscaping or architectural element used to shield the solar energy device must be approved in advance by the ARC.
- b. Any visible accessories such as conduit or utility boxes visible from adjacent properties must be painted to match the adjacent surface of the building. Where practical, wiring, conduits and accessories should be placed in discrete locations, run within walls or behind parapets, etc.
- c. The solar energy device must comply with all applicable city, county and state laws, regulations and codes. The Association must be provided with a copy of any applicable governmental permits.
- d. Placement and installation must be pursuant to the manufacturer's instructions.
- e. In order to protect against personal injury and property damage, all solar energy devices must be properly grounded and secured.
- f. In order to protect against personal injury, solar energy devices may not block or obstruct any driver's view of an intersection or street.
- g. All solar energy devices may not encroach into the setbacks, as set forth in Appendix E.

9.4 Maintenance

- a. The Owner is responsible for all damage caused by or connected with the solar energy device.
- b. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the solar energy device.
- c. The Owner shall keep the solar energy device in good repair so that it does not violate any portion of these Rules.
- d. All solar energy devices may not encroach into the setbacks, as set forth in Appendix E.

9.5 Fees; Expert Advice

- Any processing or review fee shall be waived for notifications of installation of solar energy devices.
- b. The Board grants the ARC the authority, in its discretion, to hire a qualified solar energy device expert on behalf of the Association. The ARC may hire such expert to assist an Owner in the selection, placement, and design of solar energy devices on the Owner's Lot or Parcel, in order to balance the Owner's solar energy goals with the Association's and other Owners' desire to maintain the integrity of the design aesthetic of Owner's property in harmony with the natural environment. In addition, the ARC may hire such expert to determine whether, in accordance with the restrictions imposed by law, there are reasonable alternative locations for solar energy devices on an Owner's Lot or Parcel. The cost of the expert's services shall be a

June 26, 2017

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

common expense of the Association. Notwithstanding the foregoing, the Board reserves the authority to establish rules, regulations, or guidelines for the ARC's authority to hire such expert.

9.6 Enforcement

- a. The Board of Directors shall have the authority to enforce these provisions in any manner provided by law.
- b. Notwithstanding anything contained in these Rules, the ARC Standards and Procedures for Troon Village, the Declaration, or any other document governing the Association, these rules shall not be enforced in a way that (1) prevents the installation of a solar energy device; (2) impairs the functioning a solar energy device; (3) restricts the use of a solar energy device; or (4) adversely affects the cost or efficiency a solar energy device.

9.7 Severability

- a. If any provision of these Rules is ruled invalid, the remainder of these rules shall remain in full force and effect.
- b. If the Legislature of the State of Arizona modifies A.R.S. § 33-1816 or A.R.S. § 44-1761, the modified laws shall be incorporated into this Resolution as if fully set forth herein.

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

10. DEFINITIONS OF TERMS

The following words or phrases when used herein shall have the following meanings:

10.1 Architect

"Architect" means a person appropriately licensed to practice architecture in Arizona.

10.2 Architectural Standards and Procedures

"Architectural Standards and Procedures" means the architectural standards and procedures adopted and enforced by the Architectural Review Committee (ARC) as set forth herein and as amended from time to time.

10.3 Backlighting

"Backlighting" means installing a lighting fixture so that it illuminates a hard surface behind a plant or object, producing a contrast that shows the shape of the plant or object while reducing detail.

10.4 Builder

"Builder" means a person or entity engaged by an Owner for the purposes of constructing any Improvement within the Property. The Builder and Owner may be the same person or entity. All Builders must hold an Arizona contractor's license.

10.5 Building Setbacks

Required Building Setbacks are defined in Appendix 'E' of this document and restrict the location of the Building on the Lot.

10.6 Building

"Building" means the residential house including all building elements, i.e. livable and non-livable space. Building elements include but are not limited to enclosed and /or covered exterior spaces such as front court yard, privacy walls attached to the main building and all building projections such as fireplaces and roof overhangs.

10.7 Development Envelope

"Development Envelope" means the maximum allowed developable portion of each Lot or Parcel. Specifically, this is the portion of each Lot within the Building setbacks, less any required Natural Area Open Space and/or mandated easements. The Development Envelope is based on the gross area of the Lot as set forth in Appendix 'E'.

10.8 Contained Area

"Contained Area" means that part of the Development Envelope which is separated from the Natural Area Open Space either by a Transitional Area or a design element such as an approved wall or fence. The Contained Area is the

June 26, 2017 36

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

least restrictive in terms of what vegetation can be planted therein, which include those plant materials listed in Appendices A, B and C attached hereto, and, if first approved in writing by the Architectural Review Committee, any other plant not included in Appendix D attached hereto (the "Prohibited Plants").

10.9 Foot-candle

"Foot-candle" means the unit of measure equivalent to the illumination produced by one candle measured at a distance of one foot.

10.10 Fill

"Fill" means any addition of earth, rock or other materials to the surface of a Lot or Parcel, which increases the natural elevation of such surface.

10.11 Glare

"Glare" means the negative term describing uncontrolled light that produces discomfort for the viewer.

10.12 Grading

"Grading" means any disturbance of the surface of a Lot or Parcel (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other materials from a depth of more than twelve (12) inches below the natural surface of the Lot or Parcel or any grading of the surface of the Lot or Parcel.

10.13 Improvement

"Improvement" means each and every change, alteration or addition of any kind whatsoever to any portion of the Property, including, but not limited to, any excavation, grading, fill, building, walkway, driveway, parking area, retaining wall, privacy wall, fence, swimming pool, utility installation, drainage facility, stair, patio, courtyard, pole, sign or landscaping and any and all components of any of the foregoing (including, but not limited to exterior paint, texture, color and finish scheme) and any and all modifications or alterations of or additions to any of the foregoing. (Declaration Section 1.17). On the larger custom home lots, ALL Improvements must be contained within the Development Envelope.

10.14 LED

"LED" means the acronym for Light Emitting Diode; a type of light bulb.

10.15 Lumen

"Lumen" means a measurement of light equal to one foot-candle falling on one square foot of area.

10.16 Indigenous Species

"Indigenous Species" means a species of plant, whether ground cover, shrub, cactus or tree, which is identified as "Indigenous to site" in Appendices A or B.

June 26, 2017 37

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

10.17 Natural Area Open Space (NAOS)

"Natural Area Open Space" means that portion of the natural desert within a Lot or Parcel, but outside of the Development Envelope, which must remain undisturbed pursuant to the City of Scottsdale's regulations.

10.18 Natural Area Open Space Easement

"Natural Area Open Space Easement" means the easement required by the City of Scottsdale to preserve the natural area of a Lot.

10.19 Protected Plants

"Protected Plants" means those Indigenous Species of cacti that are three (3) feet or greater in height or trees which are four (4) inches or greater in caliper, including: Ironwood, Mesquite, Palo Verde, Saguaro, Barrel cactus, Ocotillo and Yucca as listed in the City of Scottsdale's Native Plant Ordinance.

10.20 Transitional Area

"Transitional Area" means that part of the Development Envelope which is between the Contained Area and the "Natural Area Open Space". The plant materials which are permitted to be used in the Transitional Area are listed in Appendices A and B.

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

APPENDIX A - PLANT LIST FOR ALL AREAS

Note that plants approved prior to this revision are "grandfathered" so long as they remain alive and in good condition. If a grandfathered plant is to be replaced after the date of this revision, an appropriate replacement plant must be selected from one of the following lists based on location.

Appendix A plants may be used in any area of a lot.

COMMON NAME

BOTANICAL NAME

Trees

Acacia Varieties	
-Catclaw Acacia	Acacia greggi**
-White Thorn Acacia	Acacia constricta**
Canyon Hackberry/ Desert Hackberry	Celtis pallida**
Crucifixion Thorn	Castela emoryi (Holacantha emoryi*) Canotia holacantha**
Desert Willow	Chilopsis linearis**
Ironwood	Olneya tesota*
Mesquite Varieties	
-Texas Honey Mesquite	Prosopis glandulosa torreyana***
-Velvet Mesquite	Prosopis velutina**
Palo Verde Varieties	
-Blue Palo Verde	Cercidium floridum*
-Foothills Palo Verde	Cercidium microphyllum*
One-seeded Juniper	Juniperus monosperma**
Sugar Sumac	Rhus ovata**

Shrubs

Siliuba	
Arizona Rosewood	Vauquelinia californica
Barberry	Berberis trifoliolata
Brittlebush	Encelia farinosa
Chuparosa	Justicia californica*
Creosote Bush	Larrea tridentata*
Desert Lavender	Hyptis emoryi
Desert Spoon	Dasyliron wheeleri**
Desert Tea	Ephedra nevadensis
Flattop Buckwheat	Eriogonum fasciculatum v. polifolium
Four-wing Saltbush	Atriplex canescens
Golden Eye	Viguiera deltoidea
Grey Thorn	Zizyphus obtusifolia*
Hop Bush	Dodonaea viscosa**
Jojoba	Simmondsia chinensis*
Mormon Tea	Ephedra trifurca*
Ocotillo	Fouquieria splendens*
Pink Fairy Duster	Calliandra eriophylla**
Shrubby Senna	Senna wislizenii
Sugar Bush	Rhus ovata** (microphylla)
Triangleleaf Bursage	Ambrosia deltoidea

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

COMMON NAME

BOTANICAL NAME

Turpentine Bush	Ericameria laricifolia
White Ratany	Krameria grayi*
Wolfberry	Lycium fremonti* (berlandieri)

Cactus & Succulents

Guotae & Guodalonte	
Agave Varieties	
-Parry's Agave	Agave parryi
-Smooth Agave	Agave desmetiana
Barrel Cactus	Ferocactus wislizenii*
Barrel Cactus "Compass Barrel"	Ferocactus cylindraceus
Candelilla	Euphorbia antisyphilitica
Cholla Cactus Varieties	
-Buckhorn Cholla	Opuntia acanthocarpa*
-Desert Christmas Cactus	Opuntia leptocaulis**
Hedgehog Cactus	Echinocereus engelmannii*
Prickly Pear Cactus	
-Beavertail Prickly Pear	Opuntia basilaris
-Engelmann's Prickly Pear	Opuntia engelmannii
Ocotillo	Fouquieria splendens
Organ Pipe	Stenocereus thurberi
Saguaro	Carnegiea gigantea*
Yucca Varieties	
-Banana Yucca	Yucca baccata*
-Soaptree Yucca	Yucca elata**

Ground Covers & Grasses

Beargrass	Nolina microcarpa
Deer Grass	Muhlenbergia rigens
Desert Milkweed	Asclepias subulata**

Perennials

Angelita Daisy	Hymenoxys acaulis
Blackfoot Daisy	Melampodium leucanthum
Chocolate Flower	Berlandiera lyrata
Desert Marigold	Baileya multiradiata*
Desert Zinnia	Zinnia acerosa
Globe Mallow	Sphaeralcea ambigua
Gooding's Verbena	Verbena gooddingii
Guara	Guara lindheimeri
Paperflower	Psilostrophe cooperi
Penstemon Varieties	
-Canyon Penstemon	Penstemon pseudospectabilis
-Firecracker Penstemon	Penstemon eatonii
-Parry's Penstemon	Penstemon parryii

^{*} Indigenous to site

^{**} Native to Arizona

^{***} From other Arid Regions of the World

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

APPENDIX B - TRANSITIONAL AREA PLANT LIST

The plants listed in Appendix B may be used in the Transition Areas of a lot. All plants listed in Appendix B may also be used in Contained Areas of a lot.

COMMON NAME

BOTANICAL NAME

Trees

11662	
Acacia	
-Blackbrush Acacia	Acacia rigidula
-Dwarf Sweet Acacia	Acacia minuta***
-Guajillo	Acacia berlandieri
-Leather-Leaf Acacia	Acacia craspedocarpa
-Palo Blanco	Acacia willardiana***
-Schaffner Acacia	Acacia schaffneri***
-Sweet Acacia	Acacia farneciana
-Weeping Acacia	Acacia pendula***
Anacacho Orchid Tree	Bauhinia lunarioides
Cascalote	Caesalpinia cacalaco
Desert Fern/ Feather Bush	Lysiloma thornberi** (microphylla)
Kidneywood	Eyenhardtia orthocarpa
Mastic Tree	Pistacia lentiscus
Mesquite Varieties	
-Argentine Mesquite	Prosopis alba***
-Chilean Mesquite	Prosopis chilensis
-Honey Mesquite	Prosopis juliflora*
Mexican Buckeye	Ungnadia speciosa
Mexican Ebony	Pithecellobium mexicana***
Palo Verde Varieties	
-Hybrid Palo Verde	Cercidium hybrid
-Palo Brea	Cercidium praecox***
Silk Floss Tree	Chorisia speciosa
Tenaza	Pithecellobium pallens
Texas Ebony	Pithecellobium flexicaule***

Shrubs

Anderson Lycium	Lycium andersoni*
Arizona Yellow Bells	Tecoma stans** v. angustata
Arizona Yellow Bells "Orange Jubilee"	Tecoma hybrid
Bee Bush	Aloysia gratissima
Bird of Paradise Varieties	
-Mexican Bird of Paradise	Caesalpinia mexicana***
-Red Bird of Paradise	Caesalpinia pulcherrima***
-Yellow Bird of Paradise	Caesalpinia gilliesii
Cape Honeysuckle	Tecomaria capensis
Cassia Varieties	
-Desert Cassia	Cassia nemophylla***
-Shrubby Senna	Cassia wislizenii**
-Silvery Cassia	Cassia phyllodenia***
-Twin Flowered Cassia	Cassia biflora***

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

COMMON NAME

BOTANICAL NAME

Dalea Varieties	
-Black Dalea	Dalea frutescens
-Bush Dalea	Dalea pulchra**
-Weeping Dalea	Dalea versicolor v. sessilis
-Wislizeni's Dalea	Dalea wislizenii**
Fairy Duster Varieties	
-Baja Fairy Duster	Calliandra californica***
-Fairy Duster	Calliandra penninsularis***
Flame Honeysuckle	Anisacanthus quaddrifidus
Green Feathery Senna	Senna artemisioides v. filifolia
Guayacán	Guaiacum coulteri
Little-leaf Ash	Fraxinus greggii
Little-Leaf Cordia	Cordia parviflora***
Mangle Dulce	Maytenus phyllanthoides
Red Eremophila	Eremophila maculata v. brevifolia
Red Justicia	Justicia candicans
Ruellia Varieties	
-Baja Ruellia	Ruellia peninsularis***
-California Ruellia	Ruellia californica
Sage Varieties	
-Blue Skies Texas Sage	Leucophyllum frutescens***
-Chihuahuan Sage	Leucophyllum laevigatum***
-Langman's Sage	Leucophyllum langmaniae
-Violet Silverleaf	Leucophyllum candidum
Superstition Mallow	Abutilon palmeri
Texas Mountain Laurel	Sophora secundiflora
White Bur Sage	Franseria dumosa (Ambrosia dumosa)
White Plumbago	Plumbago scandens
Woolly Butterfly Bush	Buddleia marrubifolia

Ground Covers

Convolvuls cneorum
Zaushneria californica latifolia**
Teucrium chamaedrys
Chrysactinia mexicana
Justicia spicigera***
Cassia covesii**
Euphorbia rigida
Maelphora crocea
Cephalophyllum 'Red Spike'
Ruellia brittoniana 'Katie'
Lantana hybrid
Lantana camara 'spreading sunset'
Lantana camara 'spreading sunshine'
Justicia sonorae
Justicia ovata***
Oenothera drummondii
Oenothera berlandieri***

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

COMMON NAME

BOTANICAL NAME

-Saltillo Primrose	Oenothera stubbei
-Tufted Evening Primrose	Oenothera caespitosa
Red Yucca	Hesperaloe parviflora***
Salvia Varieties	
-Mealy Sage	Salvia farinacae
-Mexican Blue Sage	Salvia chamydroides***
-Texas Red Salvia	Salvia greggii***
Shrimp Plant	Justicia brandegeana
Trailing Acacia	Acacia redolens
Trailing Dalea	Dalea greggii***
Trailing Desert Broom	Baccharis hybrid
Trailing Gazania	Gazania rigens
Trailing Lantana	Lantana montevidensis
Trailing Rosemary	Rosmarinus officinalis
Turpentine Bush	Haplopappus laricifolia*

Vines

Baja Passion Vine	Passiflora foetida
Bougainvillea	Bougainvillea - all species
Cat Claw Vine	Macfadyena unguis-cati
Grape Ivy	Cissus trifoliate
Lady Bank's Rose	Rosa banksiae
Lilac Vine	Hardenbergia violacea
Pink Trumpet Vine	Padranea ricasoliana
Potato Vine	Solanum jasminoides
Primrose Jasmine	Jasminum mesnyi
Queen's Wreath	Antigonon leptopus
Star Jasmine	Trachelospermum jasminoides
Yellow Orchid Vine	Mascagnia macroptera
Yuca Vine	Merremia aurea

Cactus & Succulents

Agave Varieties	
-Century Plant	Agave americana
-Fox Tail Agave	Agave attenuate
-Lechuguilla Verde	Agave bovicornuta
-Mescal Ceniza	Agave colorata
-Octopus Agave	Agave vilmoriniana
-Twin-Flowered Agave	Agave geminiflora
-Variegated Century Plant	Agave americana 'Marginata'
-Weber's Agave	Agave weberi
Aloe Varieties	
-Cape Aloe	Aloe ferox
-Dawe's Aloe	Aloe dawei
-Medicinal Aloe	Aloe vera
-Partridge Breast Aloe	Aloe variegata
Apple Cactus/ Night Blooming Cactus	Cereus peruvianus
Argentine Giant	Tricocereus candicans
Argentine Hedgehog	Tricocereus huascha
Blue Myrtle Cactus	Myrtillocactus geometrizans

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

COMMON NAME

BOTANICAL NAME

Blue Yucca	Yucca rigida***
Cardon Grande	Tricocereus terscheckii
Elephant's Food	Portulacaria afra
Giant Hesperaloe	Hesperaloe funifera
Golden Barrel Cactus	Echinocactus grunsonii
Grass Tree	Dasylirion longissimum
Hildmann's Cereus	Cereus hildmannianus
Mexican Fencepost	Pachycereus marginatus
Prickly Pear Varieties	
-Giant Prickly Pear	Opuntia robusta
-Indian Fig Prickly Pear	Opuntia ficus indica***
-New Mexico Prickly Pear	Opuntia phaecantha*
-Purple Prickly Pear	Opuntia violacea santa-rita
Red Yucca	Hesperaloe parviflora
Senita	Lophocereus schottii
Slipper Flower	Pedilanthus macroparpus
Spruce Cones	Tephrocactus articulates
Totem Pole	Lophocereus f. monstrosus
Yellow Bulbine	Bulbine frutescens
Yucca Varieties	
-Arizona Soapwort	Yucca arizonica**
-Beaked Yucca	Yucca rostrata***
-Giant Spanish Dagger	Yucca carnerosana***
-Mountain Yucca	Yucca schottii**
-Pale Leaf Yucca	Yucca pallida
-Thompson's Yucca	Yucca thompsoniana***

Grasses

Cochise Lovegrass	Eragostis atherstone***
Mexican Thread Grass	Stipa tenuissima
Pink Muhly	Muhlenbergia capillaries
Red Three Awn	Aristida purpurea*
Schismus	Schismus barbatus*
Sideoats Grama	Bouteloua curtipendula
Wooly Plantain	Plantago patagonica***

Perennials

Chaparral Sage	Salvia clevelandii
Desert Coreopsis	Coreopsis bigelovii
Desert Senna	Senna covesii
Hummingbird Trumpet	Zauschneria californica
Jerusalem Sage	Phlomis fruticosa
Mexican Hat	Ratibidfa comumnaris
Mt. Lemmon Marigold	Tagetes palmeri
Penstemon Varieties	
-Coral Penstemon	Penstemon superbus
-Palmer Penstemon	Penstemon palmeri
-Rock Penstemon	Penstemon baccharifolius
-Rocky Mountain Penstemon	Penstemon strictus bandera
-Showy Penstemon	Penstemon spectabilis

ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES

COMMON NAME BOTANICAL NAME

Prairie Zinnia	Zinnia grandiflora**	
Rain Lily	Zephyranthes candida	
Verbena Varieties		
-Moss Verbena	Verbena pulchella var. gracilior	
-Peruvian Verbena	Verbena peruviana	

Annuals

Arizona Poppy	Kallstroemia grandiflora**
Bahia	Bahia absinthifolia**
Blanket Flower	Gaillardia pulchella
Blue Flax	Linum lewisii
Cherry Red Sage	Salvia coccinea – weedy
Cinch Weed	Pectis papposa**
Desert Bluebell	Phacelia campanularia
Desert Indian Wheat	Plantago insularis**
Fillaree	Erodium texanum**
Five Spot	Nemophila maculata
Gold Crucifer	Lesquerella gordonii**
Golden Dyssodia	Dyssodia pentachaeta**
Goldfield	Baeria chrysostoma**
Lupine	Lupinus sparciflora**
Maximilian Sunflower	Helianthus maximilianii
Mexican Gold Poppy	Eschschotzia mexicana**
Mexican Sunflower	Tithonia rotundifolia
Moss Rose	Portulaca grandiflora
Owls Clover	Orthocarpus purpurascens**
Prickly Poppy	Aregmone pleicantha**
Red Flax	Linum grandiflorum 'Rubrum'
Sand Verbena	Abronia villosa**
Shirley Poppy	Papaver rhoeas
Southwestern Cosmos	Cosmos bipinnatus
Spreading Fleabane	Erigeron divergens
Zinnia 'Profusion' Series	Zinnia elegans x angustifolia

- * Indigenous to site
- ** Native to Arizona
- *** From other Arid Regions of the World