

TROON NORTH ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE STANDARDS AND PROCEDURES





Troon North Association

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Welcome to the Troon North Association architectural process. As you are aware most construction activity can be an involved and time-consuming process requiring an attention to detail and an awareness of existing Government codes and community regulations. As you prepare to build a new residence, add an addition, make major renovations, repaint, or undertake significant landscaping changes please take the time to review the latest Declarations of Covenants, Conditions and Restrictions (CC & R's) and the Architectural Review Standards & Procedures. Both these documents contain important governing regulations on the building process within Troon North. In addition, an Architectural Review Committee will review all plans, provide written approvals, and conduct periodic inspections.

It is important to note that the overriding governing document is the Declarations of Covenants, Conditions and Restrictions (CC & R's) with the next governing document being the Architectural Review Standards & Procedures with Appendices.

Please be aware that the building process within the Troon North Association is subject to the most recent Declarations of Covenants, Conditions, and Restrictions (CC & R's), the Architectural Review Standards and Procedures as well as applicable City, County and State codes and regulations.

The building process begins by completing applicable request forms and submitting them to our Property Manager. A "Pre-Design" meeting is required for new construction or major remodeling before ANY formal plans are initiated. The importance of this meeting, prior to initiating any design drawings or plans, is to eliminate possible re-design costs and time. All the aforementioned documents and actions are designed to provide direction to the Owner/Agent during the planning, design, and construction process. Forms can be secured by either visiting the Troon North website or by stopping by the Property Management office.

NO construction activity can begin prior to receiving Architectural Review approval and/or in the case of new construction or major remodeling completing the 1st site inspection.

Here in Troon North, we live in a Sonoran Desert environment containing unique natural features encompassing native plants, wildlife, and landscapes. It will be the goal of the Architectural Review Committee to ensure the highest quality of development and the preservation of the natural features of our area. Only by adherence to these goals can we protect the special environment of Troon North and ensure its retention and enhancement over time.

Troon North Association
Board of Directors

**TROON NORTH ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
STANDARDS AND PROCEDURES**

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**TROON NORTH ASSOCIATION
ARCHITECTURAL REVIEW COMMITTEE
STANDARDS AND PROCEDURES**

These Standards and Procedures have been promulgated pursuant to Section 5.04 and Section 8.04 of the Third Restated Declaration of Covenants, Conditions and Restrictions for Troon North (the “Declaration”), recorded on 3 June 2021, as Instrument No. 2021-0616529, official records of Maricopa County, Arizona. The Standards and Procedures are binding upon all persons who at any time construct, reconstruct, refinish, alter, or maintain any Improvement upon the Property of Troon North or make any change in the natural or existing surface, drainage, or plant life thereof. These Standards and Procedures are intended to supersede and replace all previously adopted Standards and Procedures. The Standards and Procedures may be amended from time to time, and it is the responsibility of each Owner or other interested person to obtain and review a copy of the most recently revised Architectural Review Committee Standards and Procedures. Each Owner should be aware that the Declaration of Covenants, Conditions and Restrictions for Troon North contains important requirements affecting Improvements.

1. PHILOSOPHY

These Standards and Procedures are designed to provide direction to Owners in the planning, design and construction of Improvements on their Lots and Parcels thus ensuring a) the highest quality of development and b) preservation of the unique Sonoran Desert environment found at Troon North. The Standards and Procedures set forth herein should be viewed by each Owner as his protection that the special environment of Troon North will be retained and enhanced over time.

The design of each Improvement must be tailored to the unique features of each individual Lot or Parcel. Although the colors and materials of Improvements have been chosen to maintain a southwestern design; the purpose is to create homes of compatible character; no one Improvement should stand apart in its design or construction so as to detract from the overall environment and appearances at Troon North. Structures/buildings are to be aesthetically pleasing, coordinate well with the appearance and quality of existing residential and commercial structures. Operations are to align with those of our residential and commercial community’s structures and environments. To preserve the natural features of each Lot and Parcel, such as significant existing plant materials, washes, rock outcroppings, or views, each Improvement must be sited to minimize disruption of the natural landscape. Natural drainage must not be altered. Undisturbed desert is the unifying theme at Troon North, and this can only be achieved by minimizing alteration of Lots and Parcels to accommodate Improvements.

To ensure preservation of the natural desert, the City of Scottsdale has enacted ordinances which all Owners must comply with. Each Owner will be required to plan and design within a specific “Building Envelope” that defines the remaining natural area and the maximum conceptual, allowable building area on their Lot or Parcel. The Building Envelope must be approved by the Architectural Review Committee. All Improvements on a Lot or Parcel must be constructed within this Building Envelope. A structure/building is to be operational self-sufficient (i.e., trash, parking, etc. must be confined to building envelope). It is not intended that an Owner design their New House or Improvements to completely fill the Building Envelope; and, landscape elements, such as fences, will not be permitted to delineate its boundaries. Outside the Building Envelope, the natural desert must be left undisturbed except for enhancement by Indigenous Plants listed in *Appendix N* attached hereto.

The City of Scottsdale's ordinances require that the Building Envelope be made a part of the public records by recording a "Natural Area Easement" over the portion of the Lot or Parcel which Building Envelope may be changed only through an amendment process with the City of Scottsdale.

The concept and design of all proposed Improvements to be constructed within the Building Envelope must be approved by the Architectural Review Committee. A pre-design meeting is intended to facilitate an efficient review process. It is required that an Owner retain a licensed and Registered Arizona "Architect" to plan and design Improvements. Only plans of professional quality will be accepted for review by the Architectural Review Committee. Each Owner must strictly comply with the Architectural Standards and Procedures, the Declaration, and the regulations of any governmental authority, to bring the design review process to a speedy and satisfactory conclusion.

2. DEFINITIONS

Capitalized words used herein shall have the same meanings designated for such words in the Declaration. In addition, the following words or phrases when used herein shall have the following meanings:

2.1 "**Architect**" means a person appropriately Licensed and Registered to practice Architecture in the State of Arizona at the time of application.

2.2 "**Architectural Standards and Procedures**" means the architectural standards and procedures adopted and enforced by Troon North Association as set forth herein and as amended from time to time.

2.3 "**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.

2.4 "**Building Envelope**" means the maximum allowed developable portion of each Lot or Parcel. All house, garage, enclosures, pool/spa, or step construction to be erected or altered within this Envelope.

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

2.6 "**Grading**" means any disturbance of the surface of a Lot or Parcel (except to the extent reasonably necessary for planting and 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.

2.7 "**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 work, new building, walkway, driveway, road, parking area, 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.

2.8 “**Indigenous Species**” means specie of plant, whether ground cover, shrub, cactus, or tree, which is listed on the Indigenous Plant List set forth in *Appendix N* hereto.

2.9 “**Natural Area**” means that portion of the natural desert within the Lot or Parcel but outside of the Building Envelope, and any approved disturbance areas, which must remain undisturbed pursuant to the City of Scottsdale’s regulations.

2.10 “**Natural Area Easement**” means the easement required by the City of Scottsdale to preserve the Natural Area of a Lot. No activities are allowed in Dedicated NAOS areas.

2.11 “**Private Area**” means that part of the Building Envelope which is within the site walls and patios or is located in the immediate vicinity of the entrance to the residence defined as follows. The Private Area includes, for example, a courtyard (area at the front door surrounded with 4 walls and a gate), entry (within 15 feet of front door), or atrium or enclosed back yard. These areas must be enclosed by a three foot or higher opaque fence or masonry wall. If a plant has potential to reach a mature height greater than twenty feet (20), it is not allowed (City of Scottsdale ESLO). The plants that may be used come from the Private Area list of *Appendix N*.

2.12 “**Protected Plants**” means those Indigenous Species of trees or cacti of four-inch caliper or six-foot height, or greater, including: ironwood, mesquite, palo verde, saguaro, barrel cactus, ocotillo and yucca listed in the City of Scottsdale’s Native Plant Ordinance No. 455, Article 7.

2.13 “**Transitional Area**” means that part of the Building Envelope which is between the Private Area and the Natural Area. The plant materials which are permitted to be used in the Transitional Area are governed by *Appendix N*.

2.14 “**Front Yard**” means landscaped areas that are not enclosed but are separated from Natural Area Open Space (NAOS) by low walls, paved walkways, headers, streets, or similar physical barriers. If landscaped areas are not physically separated from Natural Area Open Space (NAOS) areas, the plants that may be used shall come from the Transition Area list of *Appendix N*.

3. SITE DEVELOPMENT AND LANDSCAPING STANDARDS

3.1 **Scottsdale Ordinances**. All construction and Improvements must comply with the City of Scottsdale’s Hillside Ordinance No. 455, Article 6, Section 6.800 et seq. and Native Plant Ordinance No. 455, Article 7, Section 7.500 et seq., in effect on the date hereof and as amended from time to time; provided that in the event the City of Scottsdale amends or repeals either ordinance, the Architectural Review Committee may enforce the former requirements of the City of Scottsdale or additional or different requirements and incorporate the same in these Architectural Guidelines. Review the City of Scottsdale’s 2018 or current Design Standards and Policy Manual.

3.2 **Grading and Site Drainage**. Grading must be performed with minimum disruption to the Lot or Parcel and shall not cause water exiting the Lot or Parcel to drain from different points, in greater quantities or at greater velocities than occurred in its natural condition. These natural drainage pathways should not be modified where possible. Walls or other Improvements may be designed and constructed to bridge washes without obstructing 100-year storm flows if approved by the Architectural Review Committee.

3.2.1. **Fill.** A maximum of two (2) feet of un-retained fill will be approved if conditions in Section 3.2 are met. (Amend. To S&P, 12 November 1998) (3rd Amend. to Architectural Review Committee S&P 1 January 2002)

3.3 **Setbacks and Distance Between Buildings.** (*Appendix G*)

3.4 **Plant Materials.** (*Appendix N*)

3.4.1. **Protected Plants.** Protected Plants are those desert plants which must be protected due to size and type. Improvements must be sited to avoid these species. If transplanting of Protected Plants is required in order to create a usable building pad, it is recommended that professionals be consulted.

3.4.2 **Natural Area.** Irrigation of the Natural Area is not permitted. Prior to recordation, the Natural Area Easement must be approved by the Architectural Review Committee. As a part of the Natural Area Easement, the Owner must, at his expense, provide a legal description of the Natural Area for recordation with the Natural Area Easement.

3.4.3 **Transitional Area.** The purpose of the Transitional Area is to provide a gradual transition between the indigenous plant materials of the Natural Area and those plant materials permitted within the Private Area without creating strong contrasts in vegetation. Irrigation systems must be carefully designed to minimize overspray or runoff onto the Natural Area.

3.4.4 **Private Area.** Plant materials within Private Areas are governed by *Appendix N*.

3.5 **Fire Break.** Adequate precautions should be taken with landscaping to protect from brush fires. Please consult with the City of Scottsdale for current guidelines and requirements.

3.6 **Swimming Pools & Spas.** Swimming pools, hot tubs and spas must be screened or separated from the Natural Area and a direct view of the streets or neighbors. Complete Construction Documentation is required for pools and spas steps including engineering for electrical, plumbing, and structural drawings, lighting, and landscaping for approval by the Architectural Review Committee.

3.7 **Golf Course Easement Areas.** Improvements, other than landscaping approved by the Architectural Review Committee, may not be constructed, erected, or installed on areas of the Property subject to easements for the Troon North Golf Course.

3.8 **Restoration of Disturbed Areas.** All areas disturbed (both on-site and off-site) must be re-vegetated back to their natural states and irrigated, as necessary. This also applies to post construction activities. Up to 5'0" wide may be granted by the Architectural Review Committee for a disturbance area.

3.9 **Artificial Structures.** All artificial structures in Transition Areas and Private Areas must be approved by the Troon North Architectural Review Committee. Artificial structures within the Transition Area shall not exceed three (3) feet in height. Artificial structures within the Private Area shall not exceed six (6) feet in height or the height of your perimeter wall, whichever is lower.

3.10 **Accessory Structures/Buildings.** **Detached Accessory Structures/Buildings**

- Detached Accessory Structures/Buildings are permitted in accordance with this section and the attached approved site geometry area sketch. However, Detached Accessory Structures/Buildings **shall not be** permitted on lots where there are shared site walls. A shared wall is defined as, “A wall shared by two adjoining premises which is on the property line and both Owners are responsible for maintaining the structural integrity of the wall.”

Attached Accessory Structures/Buildings - Attached Accessory Structures/Buildings shall be permitted on lots where there are shared site walls. An attached accessory structure means such structure is attached to the residence. Attached Accessory Structures/Buildings must also comply and fall within the attached site geometry allowable area sketch.

Accessory Structures/Buildings (except roof overhangs which may project no more than 2’ into the required setbacks) shall be sited so as not to encroach into the required setbacks as defined by the Troon North CC&R’s or City of Scottsdale whichever is more restrictive. Accessory Structures/Buildings shall not be located forward of the rear wall plane of the residence.

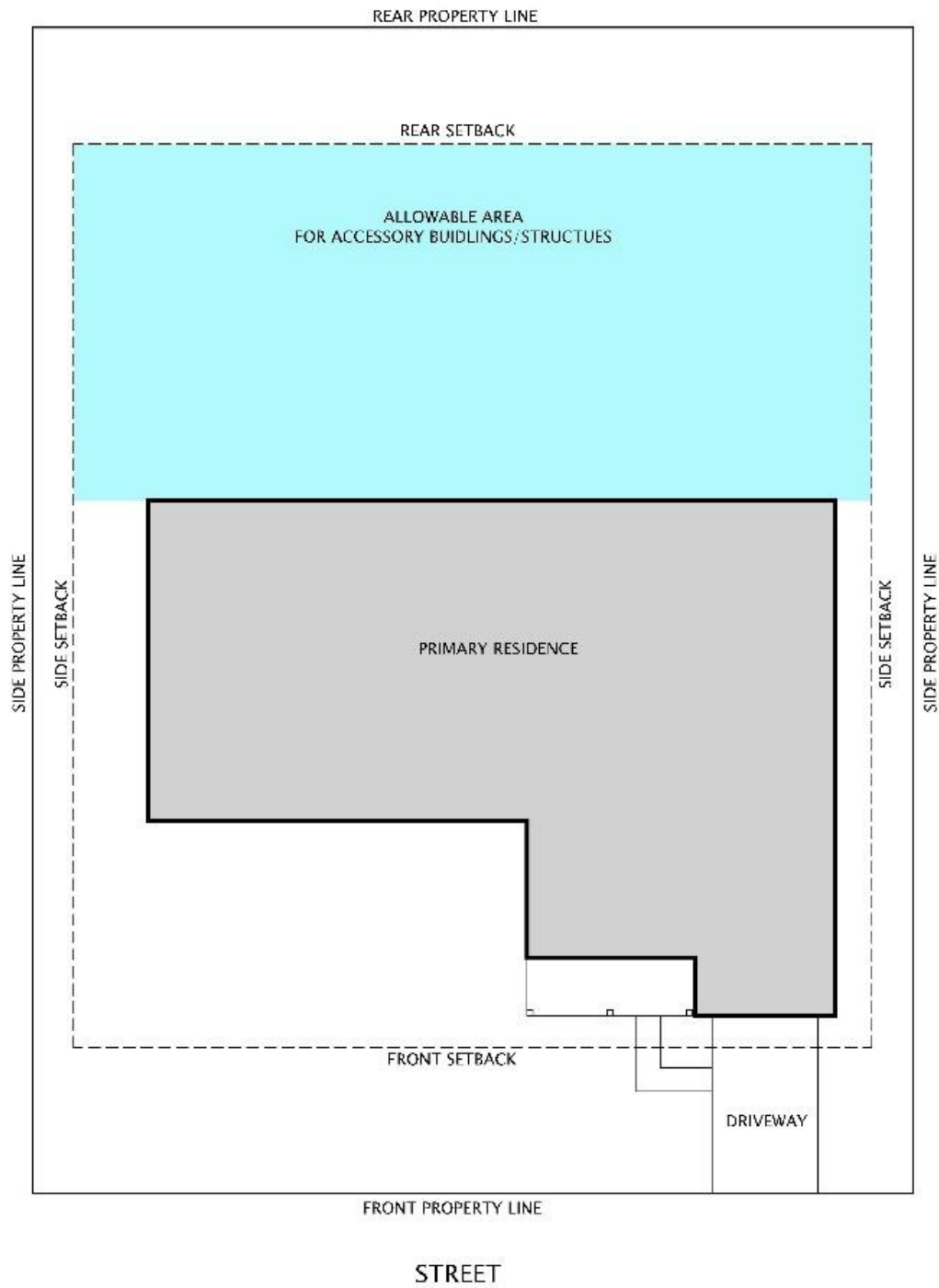
Accessory Structures/Buildings shall be designed and sited, so they do not obstruct adjacent residence views.

The height of Accessory Buildings/Structures shall be a maximum of 10’ from the natural grade. The height of the Accessory Building/Structure may increase by one foot (1’) for each additional foot the Accessory Structure/Building exceeds ten feet from the property line. The height of Accessory Structures/buildings shall be measured as the distance from natural grade to the mid-point of a sloped roof or to the top of a flat roof.

Shed heights shall not exceed six (6) feet in height or the height of your perimeter wall, whichever is lower.

Lighting within or attached to an Accessory Structure/Building must comply with the Troon North Architectural Standards and Procedures.

An application for approval of the design and all associated elements of Accessory Structures/Buildings shall be subject to the Troon North Architectural Review Committee. The ARC shall review applications for all Accessory Buildings/Structures for architectural style compatibility, material compatibility, roof design, and color scheme compatibility with the main residence and other site improvements.



4. **ARCHITECTURAL STANDARDS**

Any new construction or improvement must meet City of Scottsdale Building Codes (latest IBC/IRC) and “Environmentally Sensitive Lands Ordinance” (ESLO) requirements. Troon North Association may be more restrictive than the City of Scottsdale. Variances granted by the City of Scottsdale must also be approved by Troon North Association Architectural Review Committee.

Owners are encouraged to consider whether any Sub-Associations requirements may apply.

4.1 **Southwestern Design.** To create a unified theme for Troon North, all Improvement exteriors must be of a design consistent with what is commonly known as Southwestern architecture.

Southwestern-architectural design style is influenced by Spanish and Native American cultures and their natural, living environments, dating back centuries. It is organic based and tries to make use of locally found building materials. Southwestern homes blend the earthy with the refined, incorporating natural colors, textures, and resources of the landscape surrounding them.

The exterior of Southwestern-architectural design style homes typically encompasses a variety of specific architectural styles ranging from traditional Spanish Colonial to Pueblo Revival to Contemporary Modern Southwest. Characteristics of Southwestern and Pueblo like homes include earth-colored stucco walls with rounded corners; rows of wooden beams; *vigas* (round beams) that protrude through exterior walls; and flat roofs drained by *canales* (scuppers). This design also features recessed casement windows with lintels perched above them and staggered roof lines, creating decks. Traditionally, southwest architecture may be constructed with design variations, such as an enclosed courtyard or a long-covered porch at the exterior front entrance, ornamental grill work over the windows and slightly sloped terracotta covered roofs. Contemporary Southwest-architectural design style incorporates traditional architectural with modern design elements, such as weathering steel, large pieces of glass, smooth stucco finishes and squared corners. Common elements include:

- Low-pitched tile roof and stucco walls to create a Spanish colonial-influence look.
- Flat roof, parapet, and stucco walls with rounded corners to create Pueblo influence look
- Native American Indian Tribal influence based on region
- Decorative detailing may include patterned tile work, exposed timbers, and stone.
- Vernacular or local, natural materials such as stone and wood with architectural accents.
- Deep recessed casement windows, roughly hewn lintels
- Stepped back rooflines imitating pueblo construction for roof decks.
- Design feature elements that respond to climate and the site: shade, screening, view vista.
- Use of arches, interior court yards, private patios
- Vernacular or local materials; blending into landscape, color matching, form responsive

4.2 **Exterior Surface Materials.** Exterior exposed surfaces must be masonry tile (not brick), concrete masonry units /CMU where allowed by the sub association HOA, rough stone veneers, or smooth or textured stucco. No precast concrete components shall be exposed. Metal panels must be weathering steel, copper, bronze, or antiqued. All exterior wall materials must be continued down to finish grade thereby eliminating unfinished foundation walls. The following standards are also applicable: 1) All exterior stucco must be smooth or sand finish; 2) all exterior corners must have a minimum of one (1) inch radius; and 3) pre-cast concrete columns are prohibited in exterior improvements or new house construction.

4.3 **Color.** The color of external materials must generally be earth tones and be approved by the Architectural Review Committee and comply with City of Scottsdale. The exterior paint for the body color must have a light reflective value (LRV) between fourteen (14) and forty (40). Troon North Association provides color schemes and styles to choose from: applicants must follow the color Scheme guidelines. Homeowners may perform minor touch up of an existing paint job from time to time. Minor touch ups/repairs are defined as no more than a 5' X 5' cumulative area in a 6-month period, and any touch-up work must appear seamless with the existing paint job. See *Appendix A* for any updates not listed here.

Doors, window frames, gates, railings, decorative features, and light fixtures shall be brown, bronze, dark bronze, or matte black, provided they are metal.

4.4 **Walls.** Masonry Site or Retaining Walls that are covered with a stucco finish may be used for privacy, to delineate the Private Areas from the remainder of the Building Envelope. Masonry Walls are required as screening to enclose all above-ground garbage and trash containers and other outdoor maintenance, HVAC and Pool equipment, and service facilities. They should be a visual extension of the architecture of the House or Improvement and must be located within the Building Envelope. Such walls must be a minimum of eight (8) inches thick unless upon reviewing the proposed improvements the Architectural Review Committee finds a lesser thickness to be warranted. The following items shall assist but shall not be the exclusive criteria in determining the acceptability of an application for a lesser thickness:

- (i) size of lot.
- (ii) similarity of architectural design;
- (iii) visibility of improvements and
- (iv) housing density;
- (v) expected retail cost of the improvements;
- (vi) location within Troon North.

Such walls must be constructed of 8" masonry and/or wrought iron within approved areas. All heights and locations must be approved by the Architectural Review Committee. The maximum allowable height of walls shall be eight (8) feet measured from the top of the exterior side of the wall to ground level and a wall may not exceed *an average* of six (6) feet in height measured as herein provided. The color of walls must conform to the color standards set forth in Section 4.3 above. Walls are not intended to delineate property lines or to arbitrarily delineate the Building Envelope. An eighteen (18) inch masonry base is required for wrought iron fencing and the masonry base must not exceed fifty percent (50%) of the total linear footage of the enclosure.

4.5 **No Reflective Finishes.** No highly reflective finishes (other than glass, which may not be mirrored and not exceed 50% reflectivity) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including, without limitation, the exterior surfaces of any of the following: roofs, drip edge, fascia, horizontal cover and trim panels, railings at roof decks, stairs up to roofs, all projections above the roofs, retaining walls, doors, trim, view and safety fences, piping, cabling, conduit, clamps, panels, and all exterior equipment.

4.6 **Windows.** The following window types shall be permitted (Troon North does not limit manufactures or make manufacturer recommendations): 1.Aluminum 2.Aluminum Clad Wood 3.Fiberglass Composite 4.Vinyl Clad Wood 5.Reinforced Vinyl with Urethane filled cavities or equal material. Windows shall meet the following criteria for approval a. window frames shall be compatible in color with the exterior of the home (see section 4.3 for color requirements) b. all exterior windows must be recessed a minimum of four (4) inches, or equal to current depth from the adjacent stucco or covered masonry surface c. window frames shall have an installed visible frame width of not more than

2 ½” d. retrofit windows shall not be permitted if the frame width is more than 2 ½” e. obtain City of Scottsdale building permit and provide copy. The following window types are prohibited, extruded unreinforced solid vinyl, and sold wood.

4.7 **Roofs.** All roofs shall be of a material, color, pitch (where sloped), and texture approved by the Architectural Review Committee.

All roof pitches are required to be a maximum of 4 in 12. Should a home design or extenuating circumstances require a pitch greater than the 4:12 permitted, the ARC shall review the provided documents and take one of the following actions: approve, approve with conditions, deny, or table the submission pending additional information. ARC approval of any pitch in excess of 4 in 12 shall in no way alter the right of the Architectural Review Committee to limit the pitch of other roofs within Troon North as the Architectural Review Committee deems appropriate in its sole discretion.

Parapet walls on the interior side of flat roof shall be painted to match the house body color. If the roof membrane or roof color is visible on the parapet walls, flashings, etc. from the street, golf course or adjacent lots, those elements visible must be painted the same color as the exterior of the home.

Flat roof surfaces (painted or membrane) shall be tan (defined as a yellowish-brown color) with a minimum Solar Reflectance Index (SRI) of 64. A homeowner may submit an alternative roof surface color to the Architectural Review Committee for review. The ARC shall review the provided documents and take one of the following actions: approve, approve with conditions, deny, or table the submission pending additional information.

Roof rainwater scuppers may be constructed clay or concrete barrel/Spanish S tile, precast concrete, copper, or powder coated metal. Exposed galvanized metal scuppers, collector heads, and downspouts are prohibited. Galvanized flashings can be utilized and shall not extend past the stucco or masonry surface except for a one (1) inch drip lip at the bottom.

All roof tiles must have variegated colors or be pre-approved by the Architectural Review Committee.

4.8 **Parapets.** The minimum parapet height is sixteen (16) inches measured from the top of the parapet to the adjacent roof. Maximum contiguous parapet and ridge heights will be determined by the Architectural Review Committee. Allowance for future solar applications should be accounted for.

4.9 **Skylights.** All skylight frames must be compatible in color to the exterior of the home (see color standards in Section 4.3).

4.10 **Exterior Lighting** All Exterior Lighting sources must meet City of Scottsdale “Environmentally Sensitive Lands Ordinance” (ESLO) requirements. Lighting source must be shielded from direct view utilizing a non-translucent and non-transparent material and comply with *Appendix P*. Lighting source should not interfere with the night-time views of the desert, surrounding mountains or night skies. Lighting must not be unsightly, offensive, detrimental, a nuisance to, or directed at any surrounding owners, occupants or other properties in the vicinity including common areas. Lighting should be low scale and directed downward, recessed, or shielded so that the light source is not visible from residential development or a public viewpoint.

For Parcels B (Boulder Crest Estates III at Troon North aka “Talus”), C (Parcel “C” at Troon North aka “Talus”), G (Boulder Crest at Troon North, Unit I) and Pinnacle Canyon, a lighted address pylon must be constructed on each lot. The address must be illuminated from sunset until sunrise. (CCRs 4.10)

4.11 **Doors**. All exterior doors must be recessed a minimum of four (4) inches from the adjacent stucco or masonry surface.

4.12 **Garage Doors** – On all lots in excess of eighteen thousand square feet, a minimum of two (2) and a maximum of three (3) garage doors, either joined or separate, each a maximum of eight (8) feet high shall be constructed thereon, except that if the area of the lot is 65,000 square feet or more, the Architectural Committee may in its sole discretion permit more than three (3) garage doors on such lot. For Parcels B (Boulder Crest Estates III at Troon North aka “Talus”), C (Parcel “C” at Troon North aka “Talus”), G (Boulder Crest at Troon North, Unit I) and Pinnacle Canyon, a minimum of three (3) separate garage doors on all separate plans are required to be construction on each lot, each with a maximum size of nine (9) feet high by (12) feet wide. Also, garage doors exteriors must be constructed of a wood material, or flush metal with wood grain pattern, and painted to match the home exterior. (CCRs 4.10)

4.13 **Structure Walls**. The maximum wall massing without any horizontal and or vertical break will be determined by the Architectural Review Committee but not more than 30 feet.

4.14 **Square Footage**. Only one (1) residence shall be permitted on a Lot, and the residence shall have a ground floor area of at least two thousand eight hundred (2800) square feet, including the walls, but excluding open porches, patios, pergolas, attached garages and other similar extensions or projections. (CCRs 4.32) Casitas may be allowed where space and setbacks are available, and NAOS requirements satisfied. In all communities there shall be only one (1) driveway with up to two (2) curb cuts at street for entry/exit.

4.15 **Rear Yard Enclosures**. Rear yard enclosures are required; in no other place are they to be included unless otherwise approved in advance by the Architectural Review Committee.

4.16 **Solar Panels**. No solar energy devices may be placed on or encroach on any Common Area without Troon North Architectural Review Committee approval. If a solar energy device can be ground mounted in such a manner that does not significantly interfere with the solar energy devices efficiency and without an unreasonable delay or unreasonable cost increase, then solar energy devices must be ground mounted. If there is significant interference with the solar energy devices efficiency by ground mounting or if there is unreasonable delay or an unreasonable cost increase, then the solar energy device may be installed on an Owner’s dwelling. If the solar energy device is installed on an Owner’s dwelling, the solar energy device must be installed in a location that is not visible from any other Lot or any Common Area if the devices efficiency is not significantly interfered with from that location or installation in that location does not create an unreasonable delay or an unreasonable cost increase. If there is significant interference with the solar energy devices efficiency from a location on an Owner’s dwelling which is not visible from any other Lot or any Common Area or if installation in that location creates an unreasonable delay or an unreasonable cost increase, then the solar energy device may be placed at a location on the dwelling that does not interfere with the solar energy devices efficiency and is the least visible from any other Lots or any Common Area. The Owner has the burden to prove that the above restrictions will significantly interfere with the solar energy devices efficiency, will cause unreasonable delay, or will cause an unreasonable cost increase. Solar energy devices that are ground mounted or installed on an Owner’s dwelling must be screened or concealed from the view of any other

Lot or any Common Area by such a means of screening or concealment as the Architectural Review Committee may reasonably deem appropriate, as long as such screening does not significantly interfere with the solar energy devices efficiency and can be installed without an unreasonable delay or an unreasonable cost increase. The Owner must seek Architectural Review Committee screening design approval prior to installation. All cabling and conduit in plain sight or visible from street must be installed neatly at right angles or straight lines. All electrical cables, conduit, connectors, and boxes must be painted to match the home body paint color; where equipment is not paintable, it must be placed inside the garage unless deemed impractical (determined by Troon North Architectural Committee). Solar water heaters are not allowed to be mounted on the exterior of garages.

4.17 **Exterior Appliances and Equipment.** All exterior appliances and equipment of every kind or nature shall be architecturally concealed from view. All mechanical equipment must be completely screened from the street, golf course and adjacent lot views. Permanent screening must be provided, landscaping is not acceptable. No roof-mounted equipment, including air conditioning equipment, shall be permitted on any residence constructed on a Lot. No roof-mounted equipment, other than air conditioners integrated into the overall design of the building, shall be permitted on any multi-family apartment, townhouse or residential condominium building constructed on a Parcel. (CCRs 4.04)

4.18 **Satellite & TV Reception Devices.** These design guidelines apply to Direct Broadcast Satellites (DBS) less than 1 meter in diameter, multi-channel multipoint distribution reception devices (wireless cable) and traditional television broadcast antennae (hereinafter referred to as “television reception devices”). All television reception devices and wiring cable must be installed in the least obtrusive manner possible, by either ground mounting or otherwise obscured from view from adjacent property, streets, or common area. An attempt must first be made to ground mount a Direct Broadcast Satellite dish in the rear yard concealed from view. If installation of a Direct Broadcast Satellite dish on the ground does not provide an acceptable quality signal, the dish can be placed on the home. In placing the Direct Broadcast Satellite dish on the home, the placement is required to have the least possible visibility from the front and sides of the home. All Direct Broadcast Satellite dishes are required to be painted the color of the house if it is installed in any manner other than “ground mount.” Traditional television broadcast antennae should be installed first in the house’s attic or ground mounted in the rear yard concealed from view. If installation of a traditional television broadcast antenna in an attic or on the ground does not provide an acceptable quality signal, the traditional television broadcast antenna can be placed on the house. In placing the traditional television broadcast antenna on the home, the placement is required to have the least possible visibility from the front and sides of the home. Only upon experimentation with ground or attic mounting of a television reception device and failure can an Owner install a television reception device in a manner that the device is visible from neighboring property, the street, or any Common Area. All cabling in plain sight or visible from street must be installed neatly at right angles or straight lines and hidden in corners when possible. Cable must be painted to match the house paint color behind it so to ‘blend in.’

4.19 **View Decks.** View decks that are accessible to occupants and guests shall be constructed with guardrails or guard walls that are a minimum of 36” in height, complying with the current Scottsdale Residential Building Code and International Residential Code. Such guardrails shall be constructed with a 2 foot (24”) high solid knee wall at the base. Walls and guardrails may be constructed of solid materials or a combination of solid (2’ base) and view components.

4.20 **Storage Tanks.** All fuel tanks, water tanks, or similar storage facilities shall be installed or constructed underground, unless such underground installation or construction is prohibited by applicable law. (CCRs 4.07)

4.21 **Height Restrictions.** See Troon North CCRs section 4.08.

5. **ARCHITECTURAL REVIEW PROCESS**

Before the Architectural Review Process can be initiated or a Final Approval Letter can be issued, all Troon North Association dues must be paid and current, and there must be no outstanding liens or fines to Troon North Association.

Any construction or improvement performed prior to the 1st Site Inspection must cease and desist and will be assessed \$2,500.00 and \$500 per day violation fines.

Any construction or improvement performed out of sequence with respect to Site Inspections must cease and desist and will be assessed \$2,500.00 and \$500 per day violation fines.

The owner is responsible for checking and complying with appropriate Sub-Association for additional fees, approvals, requirements, or restrictions. Failure to comply can result in rebuilding to meet requirements or restrictions and be subject to violation fines of \$500.00 per occurrence per day.

Troon North Association (TNA) does not perform Sub-Association review. Each Owner or Owner's Agent must submit applications, pay applicable fees and/or deposits, and obtain approval from the applicable Sub-Association or committee, if any. TNA may exchange information or communicate with Owners and Sub-Associations as a courtesy, for convenience, or to assist Owners so requesting, but does not make any decisions on behalf of the Sub-Associations or take any role in Sub-Association committees, decisions, or authority.

5.1 **Request Form.** Complete a current Architectural Review "Request Form" and include appropriate fees. Process does not advance until all appropriate architectural fees and deposits are collected.

5.1.1 **Sub-Association Input on Submissions**

The Troon North Association Architectural Review Committee will refer copies of all submissions which may be subject to a Sub-Association committee's review to that sub-association within five (5) business days after its receipt thereof. The Sub-Association may provide its input to the Troon North Association Architectural Review Committee within fifteen (15) business days following its receipt of the same. If Troon North Association does not receive such input or receives no comment from the Sub-Association within those fifteen (15) businesses days, Troon North Association will assume there is no comment. Troon North Association reserves and disclaims its sole discretion in reviewing any comments. In the event of a conflict between Troon North Association's Architectural Review Committee and any Sub-Association committee, Article 8, Section 8.04 of the Third Restated Declaration of Covenants, Conditions and Restrictions for Troon North provides that "the more restrictive requirement will prevail."

5.2 **Sign Requirements:**

5.2.1 **Lot Identification Sign.** A Lot identification sign is required on all vacant lots or lots in Design or Construction process. The sign must be simulated wood or metal no larger than 12" x

12” or as a 6” x 24” rider on the Contractor/Developer Sign. The sign is to be mounted on a single post and installed no higher than 24” from the ground, parallel with the curb and approximately 8’ to 10’ from the front curb. No more than one sign is allowed per lot.

5.2.2 Contractor or Developer Signs. A Contractor or Developer sign is required on all lots in the Design or Construction process. Simulated wood material, or a material approved by the Architectural Review Committee, no larger than 18” x 24”. Only company name, logo and phone number may appear. Sign to be mounted on a single 4” x 4” post and to be installed no higher than 48” from the ground, parallel with the curb and approximately 8’ to 10’ from the front curb. One rider sign, no larger than 6” x 24” may be attached 2” below main identification sign. No sub-contractor signs are allowed. No more than one sign per lot. Signs shall not be illuminated. All signs are required to be removed within 30 days from the sale of property.

5.2.3 Commercial Signs. Individual Business or Commercial signs are not permitted (including Troon North Association right-of-ways or common areas) other than signage on buildings or one (1) Real Estate Broker’s sign that has been approved by the Architectural Review Committee.

5.3 Pre-Design Meeting & Conceptual Design. Prior to preparing schematic plans for any proposed Improvement, it is mandatory that the **Owner/Agent** and/or his **Architect** meet with the Troon North Association (TNA) Architectural Review Committee’s Consultant Architect, Chairman of the TNA Architectural Review Committee, or appointed consultant for any of the above to discuss proposed Conceptual Plans, and to explore and resolve any questions regarding building requirements in Troon North. TNA or the Owner/Agent may invite a Representative of the Sub-Association Architectural Review Committee to join such a meeting for scheduling convenience, although TNA and its Architectural Review Committee do not consider Sub-Association review criteria. Location and placement of the building within the building envelope should be sensitive to views and privacy from other lots and open spaces. The natural topography, vegetation and environment in Troon North is unique and requires special design attention for site development. Each lot has unique features of topography, slope, views, drainage, vegetation, boulders, and access that need to be analyzed in the design process. The Architectural Review Committee stresses the importance of integrated site and building design so that the buildings respond to the natural characteristics of each specific lot. Consideration of the massing, texture and materials of the building design are critical. This formal review is intended to provide guidance prior to initiating schematic design. An appointment with the Architectural Review Committee’s Consultant Architect for a pre-design meeting should be made at least two (2) weeks in advance. ***Conceptual Elevations of all sides and a Site/Floor Plan*** are required to be presented by the Owner/Agent or Architect and will be discussed at the Pre-Design Meeting on site. Submit one (1) copy and a PDF copy to the TNA office.

5.3.1 Schematic Design Review. submit advanced Schematic Design Drawings depicting Color Elevations of all sides and a Color Site/Floor Plan and five (5) 3D Color Perspective Drawings. The Color Site/Floor Plan shall be superimposed on top of a photographic aerial view of the site with topographic contours, property lines, all existing vegetation, and street where ingress and egress from driveway is intended. The 3-D Color Perspective Drawings must be an aerial from the street address, and all sides of the house revealing all features, architectural details, material uses and locations, landscape changes intended, and what the neighbors will really see. ***Schematic Design Drawings of all Color Elevations of all sides and the Color Site/Floor Plan and five (5) 3D Color Perspective Drawings*** are required to be presented by the Owner/Agent or Architect and will be discussed at the Schematic Design Meeting. Submit one (1) copy and a PDF copy to the TNA office.

5.4 **Design Development & Construction Documentation Review.** Any Owner/Agent submitting plans for approval to the Architectural Review Committee shall be responsible for the verification and accuracy of all Lot or Parcel dimensions, grade, elevations, and the location of the key features of the natural terrain. Each Owner/Agent shall certify the accuracy thereof before the Architectural Review Committee will undertake its review. Final approval by the Architectural Review Committee shall be issued in writing. All deposits and fees must be paid prior to any review being started by Troon North Association or its Consultant Design Review Architect. All items shown on the “Design Development Review Checklist” (*Appendix J*) which includes one (1) set to the TNA office of the following:

- 5.4.1 **Site & Building Plan.** (minimum 1” = 20’) to include but not limited to:
 - 5.4.1.1 Building Envelope, Building Setbacks, Disturbance Fence, Construction Barrier, Porta-Potty, Dumpster, Fire Extinguisher
 - 5.4.1.2 Driveway, Parking, Walk, Exterior Covered Area, Ramada, Deck & Patio; anything built vertically; locate Nursery for Plants
 - 5.4.1.3 Survey prepared by a Licensed Surveyor or Civil Engineer showing Lot or Parcel boundaries and dimensions, topography on a scale standard in the industry for similar projects to include: Grading & Drainage Plan with topography showing existing & proposed grades and major terrain features, including rock outcroppings and washes, and indicating all Protected Plants, highlighting those plant materials which will be removed during construction or that are within twenty (20) feet of the proposed Improvement
 - 5.4.1.4 Finished Floor Elevations
 - 5.4.1.5 Roof plan superimposed over topography.
 - 5.4.1.6 Exterior Lighting Plan (see *Appendix P*)
 - 5.4.1.7 Utility Easements & locations
 - 5.4.1.8 Offsite Features (power, phone, sewer, and water tap)
 - 5.4.1.9 Locations & Specifications for Lighted Entry Pylon with Address Marker (must be located 8’ back of curb & out of right of way)
 - 5.4.1.10 Heights & Locations of City of Scottsdale Trash & Recyclable enclosure & gate, Pool & Mechanical Equipment enclosure & gate, Walls & Fences (CMU masonry wall minimum of 8” thick)
 - 5.4.1.11 Pool Size & Location; structural details, system details
 - 5.4.1.12 Show N.A.O.S. Easements; calculations for 30% of site
- Specify Type of Protection for N.A.O.S.
- 5.4.2 **Floor Plan.** (minimum 1/8” = 1’) Show all rooms, garage, built-ins, bathrooms, kitchens, closets, storage rooms, wine cellars, mud rooms, basement, upper floors, attics, patios BBQs; includes all Structural Drawings, framing, foundation, and details along with calculations.
- 5.4.3 **Roof Plan.** (minimum 1/8” = 1’) to include elevations for:
 - 5.4.3.1 Roof ridge, roof pitch, chimney caps, parapets, cupolas, or any other structures. Includes framing, valleys, hips, and details.
 - 5.4.3.2 Scuppers Cut Sheet to include mfg. color & size: Details.
- 5.4.4 **Exterior Elevations.**
 - 5.4.4.1 Show natural and proposed grades, light fixtures, and materials.
 - 5.4.4.2 Show site/retaining walls that are part of the structure.
- 5.4.5 **Landscape Plan.** (complete plan must be submitted for the Design Development & Construction Documentation Review)
 - 5.4.5.1 Prepared and stamped by a Registered Landscape Architect
 - 5.4.5.2 Same scale as Site Plan; show and detail Address Pylon

- 5.4.5.3 Show exterior & Landscape lighting (see *Appendix P*)
- 5.4.5.4 Showing: areas to be irrigated, if any; along with details; proposed plants and sites thereof; driveway, retention, decorative features, etc. Specify mix of desert cobble to blend to native areas.
- 5.4.5.5 Show Private and Transitional Area Plants see *Appendix N*.
- 5.4.5.6 List landscape granite type, Madison Gold is required, and size ¾ inch or ¾ inch minus is required. As accents, the following rip rap is allowed, Madison Gold, Palomino Gold, Bradshaw Brown, Table Mesa Brown, Cinnamon, and Calico. Any other earth tones must be approved by the Architectural Review Committee specifically. Red and pinks of rip rap are not allowed.
- 5.4.5.7 Topographic Survey & Native Plant Inventory & Plant Count; locate Nursery for Salvaged Plants
- 5.4.6 Materials & Color Samples.
- 5.4.6.1 18” x 24” up to 24” x 36” Color Board with manufacturer name, color & style
- 5.4.6.2 Exterior Walls, Roof, Entrance / Exit Doors, Garage Doors, Awnings, Windows, Frames & Glass
- 5.4.6.3 Exterior Lighting including Entryway and Wall Fixtures
- 5.4.6.4 Driveway, Parking, Walks, Exterior Covered Areas, Ramada & Patios; Address Pylon with Lighting in detail

5.5 **Final Design Review.** Any Owner/Agent submitting plans for approval to the Architectural Review Committee shall be responsible for the verification and accuracy of all Lot or Parcel dimensions, grade, elevations, and the location of the key features of the natural terrain. Each Owner shall certify the accuracy thereof before the Architectural Review Committee will undertake its review. Final approval by the Architectural Review Committee shall be issued in writing. All items shown on the “Final Design Review Checklist” (*Appendix K*) which includes:

5.5.1 Natural Area Open Space (NAOS)Easement. The unrecorded, but fully executed and notarized Natural Area Easement, including legal description. The Owner/Agent will deliver this Easement to the City of Scottsdale for recording upon final approval by the Architectural Review Committee.

5.5.2 City of Scottsdale Stamped Approved Building Plans and Permit.

5.5.3 Final Grading and Drainage Plan. A Final Grading and Drainage plan must be prepared by a Licensed Surveyor or Civil Engineer. No change in natural or existing drainage patterns for surface waters shall be made upon any lot that could adversely affect another lot, common area, or open space. No protected plants, as defined by the City of Scottsdale’s Native Plant Ordinance, shall be damaged, destroyed, or removed from any lot, although such plants within the building envelope and outside the Natural Area Easement may be relocated.

5.6 **Review of Plans.** The Architectural Review Committee and/or Architectural Review Consultant shall conduct reviews of plans during its regular meetings or at such other times as it deems appropriate. Owners, Architects and Builders shall have no right to attend any meeting of the Architectural Review Committee unless specifically requested by the Architectural Review Committee. The Architectural Review Committee and/or Architectural Review Consultant will respond in writing

within 30 days after each submittal of all required documents is complete, provided that the plans are in accordance with the requirements outlined above. If the Architectural Review Committee fails to respond in writing within the 30-day period, the plans shall be deemed to be approved. Any response

an Owner/Agent may wish to make in reference to the Architectural Review Committee's notice following review of submitted plans must be addressed to the Architectural Review Committee in writing. DO NOT APPLY FOR A BUILDING PERMIT WITHOUT TNA ARC APPROVAL OF FINAL DESIGN.

5.7 **Re-Submittal of Plans & Final Design Review Letter**. In the event of any disapproval by the Architectural Review Committee of a submission, a re-submission of plans should follow the same procedure as an original submittal. Multiple re-submittals shall be subject to additional fees or expenses. Upon TNA ARC approval, TNA will issue a Letter of Final Design Review Approval allowing the Owner/Agent to start the Building Permit application process. In the event that TNA ARC and the applicable Sub-Association concurrently issue approvals, TNA may communicate the collective approval where such communication is appropriate and convenient. In the event that a Sub-Association provides a decision that is different than Troon North Association's decision, or their respective committees, that Sub-Association is solely responsible for communication and/or enforcement of its own decision(s).

5.8 **Construction Site Plan**. Showing Temporary Construction Material Storage and Trash Container location.

5.9 **Proposed Start and Completion Dates**. An approximate time schedule indicating starting and completion dates of construction, utility hook-up, completion of each stage for inspection, completion of landscaping work and anticipated occupancy date is required.

5.9.1 **Construction Process Meeting**. This meeting **must** be held prior to any commencement of construction. Meeting will include a member of the Troon North Association Architectural Committee, Troon North Architectural Design Review Consultant, the Project Architect/Designer/Builder of Lot and Owner/Agent(s) of Lot. Construction and required inspection process will be reviewed. TNA or the Owner/Agent may invite a Representative of the Sub-Association Architectural Review Committee to join such a meeting for scheduling convenience, although TNA and its Architectural Review Committee do not consider Sub-Association review criteria.

5.10 **Commencement of Construction**. Upon receipt of approval from the Architectural Review Committee, the Owner/Agent shall, as soon as practicable, satisfy all conditions thereof, if any, and diligently proceed with the commencement and completion of all construction pursuant to the approved plans. Violators of the conditions set forth above, are subject to a minimum fine of \$2,500 and \$500 per day. The Owner/Agent shall satisfy all conditions and commence construction pursuant to the approved plan within two (2) years from the date of final design approval. If the Owner/Agent shall fail to comply with this Paragraph, any approval given shall be deemed revoked unless, upon the written request by the Owner/Agent made to the Architectural Review Committee prior to the expiration of said two (2) year period and upon a finding by the Architectural Review Committee that there has been no change in circumstances, the time for such commencement can be considered for an extension in writing by the Architectural Review Committee. The Owner/Agent shall in any event complete construction of the foundation and all exterior surfaces (including the roof, exterior walls, windows and doors) of any Improvement on his Lot or Parcel and completed the 6th Site Inspection (Final Site Inspection) within two (2) years after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies or natural calamities. If an Owner/Agent fails to comply with the above time limits the Architectural Review Committee shall notify the Association of such failure, and the Association, at its

option, may either complete the exterior in accordance with the approved plans or remove the Improvement, and the Owner shall reimburse the Association for all expenses incurred in connection therewith. Reimbursement shall be enforced in accordance with Article 7, item 7.02 of the Declaration of Covenants, Conditions and Restrictions for Troon North.

5.11 **Site Inspections**. The Owner/Agent is responsible for scheduling the required site inspections (*Appendix L*) with the Architectural Review Consultant. The Owner/Agent may not proceed with further construction until completing the required Site inspection. Any construction or improvement performed out of sequence with respect to site inspections will be subject to a \$2,500 fine and \$500 per day for non-compliance. The Architectural Review Committee and/or Architectural Review Consultant will inspect all work in progress and give notice of noncompliance. Absence of such inspection and notification during the construction period does not constitute either approval of the Architectural Review Committee or the Architectural Review Consultant of work in progress or compliance with these Architectural Standards or the Declaration.

Any existing plant material inside the building envelope in conflict with new construction shall be salvaged, maintained, and replanted as required by the City of Scottsdale's Native Plant Ordinance No. 455, Article 7. All plant material outside the building envelope shall remain "protected in place" and unaltered. Incorporate plant material to be salvaged into the landscape construction for this project.

5.11.1 1st Site Inspection – Prior to Grading.

5.11.1.1 Staking ONLY. At least three days prior to commencement of excavation, construction, or any other on-site work, the Owner/Agent shall notify the Architectural Review Committee and/or Architectural Review Consultant so that it can make a visual inspection of the Lot or Parcel to ensure that the final building layout including the driveway location and staking is in accordance with the final plans by the Architectural Review Committee and/or Architectural Review Consultant.

5.11.1.2 Contractor must sign and date copy of "Violations and Fines" (*Appendix E*)

5.11.1.3 Contractor must sign, date copy of "Construction Hours" (*Appendix F*)

5.11.2 2nd Site Inspection – Prior to Pouring Pad Inspection. Immediately after completion of retaining walls and pad preparation.

5.11.3 3rd Site Inspection – Prior to Pouring of the Slab. After all stem walls, footers, electrical and plumbing are in place.

5.11.3.1 Must have Certification from a registered land surveyor that all structures are positioned according to approved plans and required setbacks.

5.11.4 4th Site Inspection – Finished Framing. (After strap, sheer and window flashing approved by City Inspector)

5.11.5 5th Site Inspection – Finished Exterior. (material, stucco & color)

5.11.6 6th Site Inspection – Final Inspection. Final Inspection of Construction and Landscaping.

5.11.6.1 6th Site Inspection MUST be completed within two (2) years from the date of the final design approval letter.

5.11.6.2 Any deficiencies MUST BE CORRECTED, and another inspection MUST BE RE-SCHEDULED within 30 days from date of notification of non-compliance.

5.11.7 Final Approval Letter

5.11.7.1 Any assessments, liens and/or fines must be paid in full.

5.12 **Completed Construction.**

5.12.1. The Owner/Agent shall give written notice of completion of construction or improvement to the Architectural Review Committee and/or Architectural Review Consultant.

5.12.2. Within thirty (30) business days from receipt of such written notice of completion from the Owner/Agent, or its duly authorized representative, the Architectural Review Committee and/or Architectural Review Consultant shall notify the Owner/Agent in writing of its findings. If it is found that such work was not done in strict compliance with the final plan approved by the Architectural Review Committee, it shall notify the Owner/Agent in writing of such noncompliance specifying in reasonable detail the particulars of noncompliance and shall require the Owner/Agent to remedy the same.

5.12.3. If, after receipt of written notice of completion from the Owner/Agent, the Architectural Review Committee fails to notify the Owner/Agent of any failure to comply within thirty (30) days following the Architectural Review Committee's and/or Architectural Design Review Consultant inspection, the Improvements shall be deemed constructed in compliance with final plans.

5.12.4 The Owner/Agent shall in any event complete construction of the foundation and all exterior surfaces (including the roof, exterior walls, windows and doors) of any Improvement on his Lot or Parcel within two (2) years from the date of the final design approval letter, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies or natural calamities.

5.13 **Remedy of Construction Non-Compliance.** If, upon the expiration of thirty (30) days from the date of such notification by the Architectural Review Committee of any construction non-compliance, the Owner/Agent shall have failed to remedy such non-compliance, the Architectural Review Committee shall notify the Owner/Agent, and it may take such action to remove and/or correct the non-complying Improvements at the Owner's expense, including without limitation injunctive relief or the imposition of a fine.

5.14 **Non-Waiver.** The approval of the Architectural Review Committee of any plans, drawings or specifications for any work done or proposed, or in connection with any other matter requiring the approval of the Architectural Review Committee under the Architectural Guidelines of the Declaration, including a waiver by the Architectural Review Committee pursuant to Paragraph 5.15, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar plan, drawing, specification or matter whenever subsequently or additionally submitted for approval.

5.15 **Right of Waiver.** The Architectural Review Committee reserves the right to waive or vary any of the procedures or standards set forth herein at its discretion, for good cause shown, if the committee determines in its discretion, (a) that the procedure or standard would create a substantial hardship or burden on an Owner, and (b) that the waiver will not have any substantial adverse effect on the Owner in Troon North and is consistent with the above expressed Troon North philosophy.

5.16 **Subsequent Changes/Amendments.** Additional Improvements to a Lot or Parcel and/or any changes after completion of approved Improvements or a New House must be submitted to the Architectural Review Committee for approval prior to making such changes and/or additions. Use Appendix B – Subsequent Changes/Amendments.

6. **CONSTRUCTION REGULATIONS**

Builders, Owners, and other subcontractors shall be bound by these regulations. Any violation by a Builder or subcontractor shall be deemed to be a violation by the Owner of the Lot or Parcel.

6.1 **Dumpster**. A roll off dumpster is required on the construction site behind the construction fence once the fence is placed.

6.2 **Debris and Trash Removal**. Owner/Agents and Builders shall clean up all trash and debris on the construction site and surrounding area at the end of each day. Trash and debris shall be removed from each construction site at least once a week to a dumping site located off the project. Lightweight material, packaging, and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Owner/Agents and Builders are prohibited from dumping, burying, or burning trash anywhere on the Lot or in Troon North, except in areas, if any, expressly designated by the Architectural Review Committee.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or affecting other Lots and Parcels. Trash violators will be required to clean up the construction site and surrounding area within 48 hours and enclose the construction area with a chain link fence within 5 days. Any clean-up costs incurred by the Association in enforcing these requirements will be billed to the Owner. Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces and driveways or other portions of Troon North.

6.3 **Sanitary Facilities**. Each Owner/Agent and Builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable enclosed toilets shall be located only on the site itself away from property lines or in areas approved by the Architectural Review Committee.

6.4 **Excavation Materials**. Excess excavation material must be hauled away from Troon North without damage, destruction or disturbance to private property or common areas.

6.5 **Conservation of Landscaping Materials**. Owner/Agents and Builders are advised of the fact that the Lots and Parcels contained valuable native plants and other natural landscaping materials that should be protected during construction, including topsoil, rock outcroppings and boulders, and plant materials. Protected features of the landscape for which removal is prohibited should be marked and protected by flagging, fencing or barriers. The Architectural Review Committee and/or Architectural Review Consultant may independently flag major terrain features or plants which are to be fenced off for protection. Any trees or branches removed during construction must be promptly cleaned up and removed immediately from the construction site.

6.6 **Off-Site Materials**. Rocks, plant material, topsoil, or similar items shall not be removed from any property of others within Troon North including construction sites.

6.7 **Restoration or Repair of Other Damaged Property**. Damage and scarring to adjacent Lots, Parcels and /or Improvements constructed thereon will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of either the person causing the damage or the Owner of the Lot or Parcel. Upon completion of construction, each Owner/Agent and Builder shall clean his construction site and repair all property which was damaged including, but not limited to, restoring grades, plants, shrubs, and trees as approved or required by the Architectural Review Committee and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting, and fencing.

6.8 **Construction Access.** The only approved construction access during the time Improvements is being built will be over the approved driveways for the Lot or Parcel unless the Architectural Review Committee approves an alternative access point. Transit over any golf course or Common Area is prohibited.

6.9 **Vehicles and Parking Areas.** Construction crews shall not park on, or otherwise use, other Lots or Parcels. Private and construction vehicles and machinery shall be parked only in areas designated by the Architectural Review Committee. All vehicles shall be parked so as to not inhibit the flow of traffic, primarily on one side, and within the designated areas so as not to damage the natural landscape. Vehicle Owners that park in non-designated areas will be towed at the individual expense of each Owner.

6.10 **Equipment Cleaning.** Changing oil on any vehicle or equipment or allowing concrete suppliers and contractors to clean their equipment on the site itself at other than a location designated for that purpose by the Architectural Review Committee is prohibited.

6.11 **Dust and Noise.** The Builder shall be responsible for controlling dust and noise from the construction site (including the use of radios by construction crews).

6.12 **Construction Barrier (Chain Link Fence)** For all New Houses, Additions, Free Standing Casitas, and Garage Buildings or Improvements, to protect the Natural Area of a Lot from damage due to construction operations, a chain-link construction barrier fence, at least a minimum of six (6'0") feet high, with TAN liner, be installed to completely enclose the construction area immediately upon de-vegetation and prior to site grading. The fence shall follow or be within the approved Building Envelope and shall not encroach into the Natural Area Open Space (NAOS) Easement. The fence shall have a single entrance located at the driveway curb cut and shall be maintained intact until the Architectural Review Committee, in writing, approves its removal at the completion of construction. The construction trailer (if any), portable toilet, plant nursery, construction material storage and roll off dumpsters must all be contained within the chain-link fence. The placement/location of the fencing must be pre-approved by the Architectural Review Committee prior to installation.

6.13 **Disturbance Fence (Snow Fence).** For all New Houses, Additions, Free Standing Casitas, and Garage Buildings or Improvement, where NAOS or native landscape is at risk, plastic safety fencing, a minimum of four (4'0") feet high, ORANGE in color, must surround the project up to any NAOS disturbance lines approved by the Architectural Review Committee, during the entire construction phase. The placement/location of the construction barrier or disturbance fencing must be pre-approved by the Architectural Review Committee prior to installation.

6.14 **Material Deliveries and Major Sub-Contractors On Site.** All material, supply, and support deliveries to house site, from raw property through Final inspection require the general contractor, house builder, permanent project superintendent, or Owner/Agent/Builder to be ONSITE, present, and in position to receive, monitor, observe, and direct the material, supply, and support deliveries. Any damage to the street, HOA common areas, neighbor's landscape, or other private property must be photographed and reported to the Troon North office, the Design Review Consultant, and the Architectural Review Committee for Troon North. Failure to be onsite for delivers will constitute the basis for Troon North Association accessing fines. Fines not paid by the General Contractor or the Builder, will then be the responsibility of the Owner.

APPENDIX A - TROON NORTH

PAINT REQUEST

Lot # _____ Sub-Association/Community _____ Phase _____
Property Address _____ Scottsdale, AZ 85262
Owner Name _____
Mailing Address _____
E-Mail Address _____ Phone Number _____

The Architectural Review Committee has up to 30 days to respond to requests.

All exterior repainting must be submitted for review regardless of whether it is a repaint or an approved color. Color must be selected from the list of approved paint colors. Color chips are available for viewing and selection at the Troon North Association Office. An architectural refundable deposit of \$250 is required. Check is to be made out to Troon North Association.

Your Sub-Association, if applicable, may perform its own review of your application. If your sub-association has specific requirements, please ensure that your application conforms to those guidelines.

Homeowners may perform minor touch up of an existing paint job from time to time. Minor touch ups/repairs are defined as no more than a 5 X 5 cumulative area in a 6-month period, and any touch-up work must appear seamless with the existing paint job.

Manufacturer: _____
House Color & Number: _____
Trim Color & Number: _____
Light Reflective Value (LRV) Must be between 14 and 40 _____
Contractor Name _____
Contractor Phone Number / Email _____
Approximate Start Date _____ Approximate Completion Date _____

I certify that:

- All Troon North Association assessment, liens and/or fines are paid and current.
No work shall commence until written approval has been received from Troon North Association and any other required approval.

Any painting must have written approval of the Troon North Architectural Committee. Non-compliance is subject to a \$500 fine.

I have read and understand all the above statements and certify that all information is correct.

Property Owner Signature _____ Date _____

The Troon North Association Community Manager certifies that all Troon North Association assessments, liens and/or fines are paid and current.

Signature _____ Date _____

Please return completed application to:

Troon North Association Office
28190 North Alma School Parkway, #211, Scottsdale, AZ 85262.
Email: CommunityManager@TroonNorthHOA.com
Phone: 480-682-4995 Fax: 480-551-6000

APPENDIX B - TROON NORTH ASSOCIATION

NEW CONSTRUCTION REQUEST

Lot # _____ Development _____ Phase _____
Property Address _____ Scottsdale, AZ 85262
Owner Name _____
Mailing Address _____
E-Mail Address _____ Phone Number _____
Contractor _____ Contact Person _____
Mailing Address _____
E-Mail Address _____ Phone Number _____

Description of new construction to be considered (sufficient information must be included with the application form to enable the Architectural Review Consultant / Committee to understand the proposal, its contextual relationship and any potential impacts on neighboring property or the community). _____

Property Owners, in Troon North Association are required to obtain written approval from the Architectural Review Committee and/or Architectural Review Consultant prior to initiating any new construction, exterior alterations or landscaping renovations to their property. This application must be completed and submitted to the Troon North Association Community Manager along with supporting documentation and appropriate fees.

Troon North Association review and approval process:

- A Lot Identification sign is required on all vacant lots or lots in Design or Construction process. (*Appendix M*).
- A Contractor/Developer sign is required during the entire project process (*Appendix M*).
- Review and comply with City of Scottsdale Codes & Regulations.
- Review and comply with Troon North Architectural ‘Standards and Procedures’.
- Submit this completed New Construction Request form.
- A Pre-Design meeting with the Architectural Review Consultant to review the site, the proposed build concept and the plan process **prior** to any plans being commissioned.
- Submittal and approval of all required documents and fees as shown on the Schematic Design and Design Development Include Checklist (*Appendix J*), including 3 full sets of plans **plus** a digital copy in PDF format. All sheets printed on same size paper; staple bound.
- Submittal, approval of required documents: Final Design Review Checklist (*Appendix K*).
- Final Design Review Meeting with the Architectural Review Committee & Consultant.
- A total of six (6) Site Inspections (*Appendix L*) will be conducted during the construction process by the Architectural Review Consultant.
- The 6th Site Inspection **MUST** be completed within two years from Final Design Approval Letter.

The Architectural Review Committee may attend any or all these Inspections.

APPENDIX B - TROON NORTH ASSOCIATION
NEW CONSTRUCTION REQUEST

The Architectural Review Committee approval of construction or improvements shall not be interpreted or deemed to be an endorsement of verification of the safety, structural integrity or compliance with applicable laws or building ordinances and is subject to all applicable City, County and State Codes & Regulations and permits which are the responsibility of the Owner/Agent. The Owner shall be solely responsible for any construction or improvements.

The Architectural Review Consultant or Committee will review all application forms for consistency with Troon North Standards and Procedures and the requirements of the CC&R's. The Architectural Review Committee may approve the request with or without conditions, may reject incomplete applications or may deny the request. The Architectural Review Committee decision will then be returned to the Owner/Agent in writing.

Please retain a copy of all documents with your permanent house records.

I certify that:

- All Troon North Association dues, liens and/or fines are paid and current.
- No work shall commence until written approval has been received from Troon North Association/Architectural Review Committee and any other required approval.
- Prior to the 6th Site Inspection all assessments, liens and/or fines must be paid in full.

Any construction or improvement performed prior to receiving written approval or out of sequence will be assessed \$2,500.00 the first day and \$500 per day.

Any violation of construction hours or Architectural Review Procedures may be assessed \$500.00 per occurrence per day.

I have read and understand all the above statements and certify that all information is correct.

Property Owner Signature _____ Date _____

The Troon North Association Community Manager certifies that all Troon North Association assessments, liens and/or fines are paid and current.

Signature _____ Date _____

Please return completed request and all supporting documents to:

***Troon North Association Office
28190 North Alma School Parkway, #211, Scottsdale, AZ 85262.
Email: Community.Manager@TroonNorthHOA.com
Phone: 480-682-4995 Fax: 480-551-6000***

APPENDIX B - TROON NORTH ASSOCIATION
NEW CONSTRUCTION AMENDMENT REQUEST

Lot # _____ Development _____ Phase _____
Property Address _____ Scottsdale, AZ 85262
Owner Name _____
Mailing Address _____
E-Mail Address _____ Phone Number _____
Contractor _____ Contact Person _____
Mailing Address _____
E-Mail Address _____ Phone Number _____

Description of new construction amendment to be considered (sufficient information must be included with the application form to enable the Architectural Review Consultant / Committee to understand the proposal, its contextual relationship and any potential impacts on neighboring property or the community). _____

Property Owners, in Troon North Association are required to obtain written approval from the Architectural Review Committee and/or Architectural Review Consultant prior to initiating any new construction, exterior alterations or landscaping renovations to their property. This application must be completed and submitted to the Troon North Association Community Manager along with supporting documentation and appropriate fees.

Troon North Association review and approval process:

- Review and comply with City of Scottsdale Codes & Regulations.
- Review and comply with Troon North Architectural ‘Standards and Procedures’.
- Submit this completed New Construction Request form.
- Submittal and approval of all required documents and fees as shown on the Design Development Include Checklist (*Appendix J*), including 3 full sets of plans **plus** a digital copy in PDF format. All sheets printed on same size paper; staple bound.
- Submittal, approval of required documents: Final Design Review Checklist (*Appendix K*).
- Optional Final Design Review Meeting with the Architectural Review Committee & Consultant.
- A total of six(6) Site Inspections (*Appendix L*) will be conducted during the construction process by the Architectural Review Consultant.
- The 6th Site Inspection **MUST** be completed within two years from Final Design Approval Letter.

The Architectural Review Committee may attend any or all of these Inspections.

APPENDIX B - TROON NORTH ASSOCIATION
NEW CONSTRUCTION AMENDMENT REQUEST

The Architectural Review Committee approval of construction or improvements shall not be interpreted or deemed to be an endorsement of verification of the safety, structural integrity or compliance with applicable laws or building ordinances and is subject to all applicable City, County and State Codes & Regulations and permits which are the responsibility of the Owner/Agent. The Owner shall be solely responsible for any construction or improvements.

The Architectural Review Consultant or Committee will review all application forms for consistency with Troon North Standards and Procedures and the requirements of the CC&R's. The Architectural Review Committee may approve the request with or without conditions, may reject incomplete applications or may deny the request. The Architectural Review Committee decision will then be returned to the Owner/Agent in writing.

Please retain a copy of all documents with your permanent house records.

I certify that:

- All Troon North Association dues, liens and/or fines are paid and current.
- No work shall commence until written approval has been received from both Troon North Association/Architectural Review Committee and any other required approval.
- Prior to the 6th Site Inspection all assessments, liens and/or fines must be paid in full.

Any construction or improvement performed prior to receiving written approval or out of sequence will be assessed \$2,500.00 the first day and \$500 per day.

Any violation of construction hours or Architectural Review Procedures may be assessed \$500.00 per occurrence per day.

I have read and understand all the above statements and certify that all information is correct.

Property Owner Signature _____ Date _____

The Troon North Association Community Manager certifies that all Troon North Association assessments, liens and/or fines are paid and current.

Signature _____ Date _____

Please return completed request and all supporting documents to:

***Troon North Association Office
28190 North Alma School Parkway, #211, Scottsdale, AZ 85262.
Email: Community.Manager@TroonNorthHOA.com
Phone: 480-682-4995 Fax: 480-551-6000***

APPENDIX B - TROON NORTH ASSOCIATION
REMODEL AND IMPROVEMENT REQUEST

Lot # _____ Development _____ Phase _____
Property Address _____ Scottsdale, AZ 85262
Owner Name _____
Mailing Address _____
E-Mail Address _____ Phone Number _____
Contractor _____ Contact Person _____
Mailing Address _____
E-Mail Address _____ Phone Number _____

The Architectural Review Committee has up to 30 days to respond to requests.

Description of construction & improvement to be considered (sufficient information must be included with the application form to enable the Architectural Review Consultant / Committee to understand the proposal, its contextual relationship and any potential impacts on neighboring property or the community). _____

Dumpster Needed start date _____ - end date _____
 Port-a-Potty Needed start date _____ - end date _____

Property Owners, in Troon North Association are required to obtain written approval from the Architectural Review Committee and/or Architectural Review Consultant **prior** to initiating any new construction, exterior alterations or landscaping renovations to their property. This application must be completed and submitted to the Troon North Association Community Manager along with supporting documentation and appropriate fees.

Troon North Association review and approval process:

- Review and comply with City of Scottsdale Codes & Regulations.
- Review and comply with Troon North Architectural Standards and Procedures.
- Submit this completed Remodel & Improvement Request form.
- A site plan, drawing and/or photograph of proposed project.
- Materials specifications and material samples (if requested) and/or plant list where applicable.
- Location of improvement.
- Estimated cost
- Project start date
- A check payable to Troon North Association for all Troon North Association fees if applicable must accompany this request.
-
- Detailed description and photo of materials, stone, gates, etc. which include size and color.
- Comply with the Construction, Maintenance & Landscape Hours (*Appendix F*).

APPENDIX B - TROON NORTH ASSOCIATION
REMODEL AND IMPROVEMENT REQUEST

The Architectural Review Committee approval of construction or improvements shall not be interpreted or deemed to be an endorsement of verification of the safety, structural integrity or compliance with applicable laws or building ordinances and is subject to all applicable City, County and State Codes & Regulations and permits which are the responsibility of the Owner/Agent. The Owner shall be solely responsible for any construction or improvements.

The Architectural Review Committee will review all application forms for consistency with Troon North Standards & Procedures and the requirements of the CC&R's. The Architectural Review Consultant or Committee may approve the request with or without conditions, may reject incomplete applications or may deny the request. The Architectural Review Committee decision will then be returned to the Owner/Agent in writing.

Please retain a copy of all documents with your permanent house records.

I certify that:

- All Troon North Association dues, liens and/or fines are paid and current.
- No work shall commence until written approval has been received from both Troon North Association/Architectural Review Committee and any other required approval.

Any construction or improvement performed prior to receiving written approval or out of sequence will be assessed \$2,500.00 the first day and \$500 per day.

Any violation of construction hours or Architectural Review Standards and Procedures may be assessed \$500.00 per occurrence per day.

I have read and understand all the above statements and certify that all information is correct.

Property Owner Signature _____ Date _____

The Troon North Association Community Manager certifies that all Troon North Association assessments, liens and/or fines are paid and current.

Assessments Fines Fee \$ _____

Signature _____ Date _____

Please return completed request and all supporting documents to:

***Troon North Association Office
28190 North Alma School Parkway, #211, Scottsdale, AZ 85262.
Email: Community.Manager@TroonNorthHOA.com
Phone: 480-682-4995 Fax: 480-551-6000***

APPENDIX B - TROON NORTH ASSOCIATION

SOLAR PROJECT REQUEST

Lot # _____ Development _____ Phase _____
Property Address _____ Scottsdale, AZ 85262

Owner Name _____

Mailing Address _____

E-Mail Address _____ Phone Number _____

Contractor _____ Contact Person _____

Mailing Address _____

E-Mail Address _____ Phone Number _____

The Architectural Review Committee has up to 30 days to respond to requests.

Description of solar project to be considered (sufficient information must be included with the application form to enable the Architectural Review Consultant / Committee to understand the proposal, its contextual relationship and any potential impacts on neighboring property or the community). _____

Property Owners, in Troon North Association are required to obtain written approval from the Architectural Review Committee and/or Architectural Review Consultant **prior** to initiating any new construction, exterior alterations or landscaping renovations to their property. This application must be completed and submitted to the Troon North Association Community Manager along with supporting documentation and appropriate fees.

Troon North Association review and approval process:

- A Contractor sign is required (*Appendix M*).
- Review and comply with City of Scottsdale Codes & Regulations.
- Review and comply with Troon North Architectural Standards and Procedures.
- Submit this completed Solar Project Request form.
- A complete set of plans must be submitted with request preferably in a PDF format.
- For solar installations on flat roofs, solar panels and support frames must be kept below the height of the surrounding parapet walls.
- All exposed cable, conduit, fasteners, and electrical boxes must be painted to match the exterior house color. Where matching paint color can't be applied install non-paintable components and equipment boxes inside the garage.
- Comply with the Construction, Maintenance & Landscape Hours (*Appendix F*).

APPENDIX B - TROON NORTH ASSOCIATION
SOLAR PROJECT REQUEST

The Architectural Review Committee approval of construction or improvements shall not be interpreted or deemed to be an endorsement of verification of the safety, structural integrity or compliance with applicable laws or building ordinances and is subject to all applicable City, County and State Codes & Regulations and permits which are the responsibility of the Owner/Agent. The Owner shall be solely responsible for any construction or improvements.

The Architectural Review Committee will review all application forms for consistency with Troon North Standards and Procedures and the requirements of the CC&R's. The Architectural Review Consultant or Committee may approve the request with or without conditions, may reject incomplete applications or may deny the request. The Architectural Review Committee decision will then be returned to the Owner/Agent in writing.

Please retain a copy of all documents with your permanent house records.

I certify that:

- All Troon North Association dues, liens and/or fines are paid and current.
- No work shall commence until written approval has been received from both Troon North Association/Architectural Review Committee and any other required approval.

Any construction or improvement performed prior to receiving written approval or out of sequence will be assessed \$2,500.00 the first day and \$500 per day.

Any violation of construction hours or Architectural Review Standards and Procedures may be assessed \$500.00 per occurrence per day.

I have read and understand all the above statements and certify that all information is correct.

Property Owner Signature _____ Date _____

The Troon North Association Community Manager certifies that all Troon North Association assessments, liens and/or fines are paid and current.

Signature _____ Date _____

Please return completed request and all supporting documents to:

***Troon North Association Office
28190 North Alma School Parkway, #211, Scottsdale, AZ 85262.
Email: Community.Manager@TroonNorthHOA.com
Phone: 480-682-4995 Fax: 480-551-6000***

APPENDIX C - TROON NORTH
IMPROVEMENT DESCRIPTIONS AND FEES

(Review Fee includes 2 resubmittals)

| | ARCHITECTURAL REVIEW FEE | REFUNDABLE DEPOSIT |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------|-----------------------|
| <u>New Construction</u> | | |
| <i>If our 3rd party Architectural Consultant's fees exceed the architectural review fee, you may be assessed additional fees.</i> | | |
| Commercial Building | \$10,000 | \$10,000 |
| Single Family Building (up to 6, 000sqft) | \$7,500 | \$10,000 |
| Single Family Building (over 6, 000sqft) | \$10,000 | \$10,000 |
| Multiple Family Building – 5 units or more (per building) | \$12,000 | \$5,000 |
| Multiple Family Building – 4 units or less (per building) | \$10,000 | \$5,000 |
| Multiple Family Repeat Building in same Development | \$3,500 | \$2,000 |
| Pool/Spa (no yard improvements) | \$2,000 | \$500 |
| Pool/Spa (with yard improvements) | \$3,500 | \$500 |

Additions

| | | |
|---------------------------------------------------------------------------|----------|---------|
| Commercial – Over 3000 sq. ft | \$5,500 | \$3,000 |
| Commercial – Up to 3000 sq. ft | \$3,500 | \$2,000 |
| Residential – Livable over 1500 sq. ft (*\$2,500 plus \$1/sqft over 1500) | \$2,500* | \$2,000 |
| Residential – Livable up to 1500 sq. ft | \$2,500 | \$1,000 |
| Residential – Non-Livable (Garage) | \$2,000 | \$750 |
| Residential – Non-Livable (Ramada, Patio Roof) Structure Only | \$2,500 | \$500 |
| Residential – Non-Livable (Ramada, Patio Roof) w/Improvements | \$3,500 | \$500 |

Exterior Modernization

| | | |
|--------------------------------------------------------------------|-----|-------|
| Exterior Image Upgrade (total cost of project less than \$1,000) | \$0 | \$50 |
| Exterior Image Upgrade (total cost of project \$1,001 - \$10,000+) | \$0 | \$250 |
| Solar (Pool, Heating, Cooling, Hot Water, Electrical) | \$0 | \$250 |
| Communication (Cable or Satellite Dish) | \$0 | \$50 |
| Exterior Painting (House Body or Re-coat Foam Roof) | \$0 | \$250 |

Exterior Image Upgrade includes but not limited to:

Landscape, granite, pools, spas, hot tubs, fireplaces, built in BBQ, fountains, shade awnings, gates, driveway, walkways, playground equipment, flag poles, basketball hoops, fence repairs, new roof, new garage doors, front/storm doors, window screens, etc.

Homeowners are to provide **two checks** – one for the architectural fee and one for the refundable deposit. If you live in a sub-association, please check with them regarding their requirements. If the final inspection does not indicate any deficiencies, violations, damage to private property or common areas, or unapproved variations from the Final Design Approval, the architectural deposit will be returned.

3rd re-submittal and any subsequent re-submittals will be charged an additional architectural fee of \$500/re-submittal/amendment to cover Architectural Consultant Fees. Fees are to be received prior to review.

Should the Troon North Architectural Review Committee determine that a project requires an architectural consultant to review the project, an additional architectural review fee may be requested to cover expenses.

All construction work, as noted above, may not be started until an approval letter has been received from the Architectural Review Committee of Troon North.

APPENDIX D – TROON NORTH

CONTACT INFORMATION

The Contact Information previously contained in *Appendix D* is now available on the Troon North website, <http://www.TroonNorthHOA.com/> and is accessible to the general public, including potential residents and all contractors, builders, etc.

Troon North Association Management Contacts are listed under **Management Contacts** on the **Contacts** Menu tab in the green section below the picture.

To access contact information for one of the subdivisions, select the **Subdivisions** Menu tab in the green section and then select the name of the desired community from the drop-down list.

For further assistance, contact the Troon North Office at 480-682-4994 or email Community.Manager@TroonNorthHOA.com.

APPENDIX E - TROON NORTH
VIOLATIONS AND FINES

Notification of violations will be given to the Contractor and registered owner.

(The violations and fines are in accordance with the established resolution and policy as adopted by the Troon North Association Board of Directors.)

All fines not paid by the Contractor will be the responsibility of the property owner.

A “Cease & Desist” order will be issued for non-compliance of

- Any construction or improvement performed prior to Final Design Review approval
- Any construction or improvement performed prior to 1st Site Inspection
- Any construction or improvement performed out of sequence with respect to Site Inspections
- Any other violation of the *Standards and Procedures*.

\$2,500.00 the first day and \$500 per day for non-compliance of

- Any construction or improvement performed prior to Final Design Review approval
- Any construction or improvement performed prior to 1st Site Inspection
- Any construction or improvement performed out of sequence with respect to Site Inspections
- Cease and Desist violations
- Destruction of any NAOS areas

\$500.00 per occurrence per day

- Violation of Construction Hours
- Unlocked Gate
- Noise Violation
- Unauthorized Dumping
- Construction Parking Violation
- No Trash Roll Off Dumpster on site
- Uncontained Trash
- Improper Signage
- Tailgating
- 6th Site Inspection deficiencies not corrected within 30 days
- Other Architectural Review Process violations
- Other Standard & Procedures not covered above violations

Any other violations of Troon North Association “*CC&R’s*” or “*Architectural Standards and Procedures*”, not listed above, will be determined and the appropriate fines assessed by the Architectural Review Committee.

APPENDIX F - TROON NORTH

CONSTRUCTION, MAINTENANCE & LANDSCAPE HOURS

October 1 through April 30 (Winter)

- **7:00am to 5:00pm** Monday through Saturday
- **No construction or maintenance** on Sundays and the following holidays
 - New Year's Day
 - Thanksgiving Day
 - Christmas Day

May 1 through September 30 (Summer)

- **6:00am to 5:00pm** Monday through Saturday
- **No construction or maintenance** on Sundays and the following holidays
 - Memorial Day
 - Fourth of July
 - Labor Day

No High Noise Activities before 8:00am

- Includes: Power equipment such as backhoes, hard dig, power hammers, excavation/grading equipment etc.
- No Generators. Provide service drop to power equipment.
- Any other activity that results in High Noise levels as determined by the Architectural Review Committee or the Board of Directors.

Landscape Activities

- Landscape Maintenance/Equipment is permitted at 7:00am during summer hours.
In winter Landscape Maintenance/Equipment is permitted at 8:00am to avoid excess noise.

APPENDIX G - TROON NORTH
SETBACK REQUIREMENTS

Single Family Residential
IMPROVEMENT ENVELOPE Minimum Setbacks

| <u>TYPE</u> | <u>Lot Area**</u> | | <u>Front Yard</u> | <u>Rear Improvement</u> | <u>Side*** Yard(1)(3)</u> | <u>Rear*** Yard(2)</u> | <u>Minimum Distance Between Buildings on Adjacent Lots</u> |
|-------------|------------------------|------------------------|--------------------|-------------------------|---------------------------|------------------------|------------------------------------------------------------|
| | <u>Minimum Sq. Ft.</u> | <u>Maximum Sq. Ft.</u> | | | | | |
| A | 70,000 | — | 20'(L.) 25'(G.) | 7' | 10' | 20' | 20' |
| B | 35,000 | 69,999 | 20'(L.) 25'(G.) | 7' | 10' | 20' | 20' |
| C | 25,000 | 34,999 | 20'(L.) 25'(G.) | 7' | 10' | 20' | 20' |
| D | 18,000 | 24,999 | 20'(L.) 25'(G.) | 0' | *0' | 20' | *0' or 14' |
| E | 10,000 | 17,999 | 20'(L.) 25'(G.) | 0' | *0' | 20' | *0' or 14' |
| F | 5,500 | 9,999 | 20'(L.) 25'(G.) | 0' | 0' | 20' | 0' or 10' |

NOTES:

- * For type D and Type E lots: any side yard must be a minimum of seven (7) feet in width except for variances approved by the Architectural Review Committee and City of Scottsdale Project Review Staff. If a space exists between buildings on adjacent lots, it shall not be less than fourteen (14) feet in width.
- ** Lot area is H.D. (Hillside Development) are exclusive of any H.C. (Hillside Conservation area).
- *** No side yard or rear yard improvement setbacks are required for lots that are adjacent to O.S. HD/HC.
- L: Local street; G: Greater intensity than Local street
- (1) For lots abutting key lots, the side yard of corner lots must be 60% of the key lot front yard. A key has one side that is contiguous to the rear line of a corner lot.
- (2) No accessory building is allowed within the rear yard setback except ramadas or gazebos without solid walls.
- (3) Side yard improvement setbacks for Parcels B (Boulder Crest Estates Unit III at Troon North aka “Talus”), C (Parcel “C” at Troon North aka “Talus”), and G (Boulder Crest at Troon North, Unit I) are ten (10) feet.
- (4) No encroachment will be permitted without prior Architectural Review Committee approval

APPENDIX G - TROON NORTH
BUILDING ENVELOPE

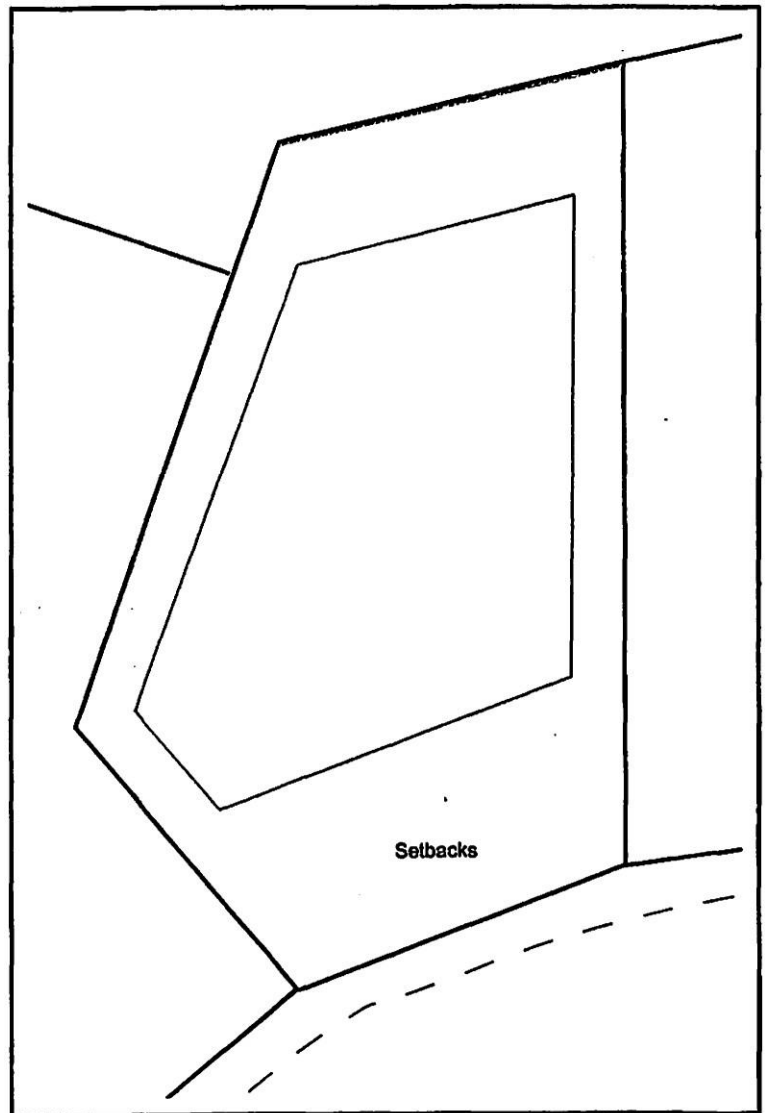
Example of Net Buildable Area on ESL Parcels

To determine how much of an ESL lot is available for building (*click on the layers to the left to turn on and off each feature*):

1. Subtract the building setbacks
2. Subtract protected washes and boulders
3. Locate all on-lot easements
4. Determine amount and location of NAOS

What remains is the Building Envelope.

This diagram shows an example site plan with and without a cross access easement.



APPENDIX H - TROON NORTH

NAOS EASEMENT

WHEN RECORDED, RETURN TO:

City of Scottsdale
One Stop Shop/Records
7447 E. Indian School Road, Suite 100
Scottsdale, AZ 85251

Exempt from Affidavit of Value under A.R.S. § 11-1134(A)(2, 3)



**CITY OF
SCOTTSDALE
NATURAL AREA OPEN SPACE
EASEMENT INCLUDING RESTORED
DESERT**

Project No. _____

APN _____

FOR ONE DOLLAR (\$1.00) and other good and valuable consideration received,

(collectively "Grantor") grants to the

City of Scottsdale, an Arizona municipal corporation ("Grantee"), a perpetual, non-exclusive easement upon, over, under and across the parcel of land (the "Property") described on the legal description and the sketch attached hereto as Exhibits "A" and "B". The purpose of the easement is for preserving the easement as natural desert open space as follows:

1. Grantor shall not use the Property in any way inconsistent with the preservation of the easement in its undisturbed condition as permanent natural desert open space.
2. Grantor shall not grade, grub or excavate the easement, or construct any structure on the easement, except as approved by Grantee, in writing, specifically referring to this easement.
3. Grantor shall restore the easement in accordance with plans approved by Grantee, if the easement is disturbed. The restored desert shall be preserved as desert open space.
4. Grantee may enjoin any violation of this easement. Grantee may enter the Property to enforce this easement. However, this easement does not create public access to the Property.
5. Mentioning remedies in this easement does not limit Grantee's right to other remedies.

Grantor warrants and covenants to Grantee and its successors and assigns that Grantor is lawfully seized and possessed of the Property; that Grantor has a good and lawful right to make the conveyance described herein; and that Grantee shall have title and quiet possession against the claims of all persons.

APPENDIX H - TROON NORTH

NAOS EASEMENT

See City staff for official document. Signed documents accepted by City only after approval of legal description

DATED this ___ day of _____, 20_____.

Grantor: _____

for _____

for

STATE OF ARIZONA)

) ss.

County of Maricopa)

This document was acknowledged before me this ___ day of _____, 20___, by

for and on behalf of _____.

NOTARY PUBLIC

My commission expires:

STATE OF ARIZONA)

) ss.

County of Maricopa)

This document was acknowledged before me this ___ day of _____, 20___, by

for and on behalf of _____.

My commission expires:

APPENDIX I - TROON NORTH
ARCHITECTURAL REVIEW PROCESS

- 1) Architectural forms and information are available on Troon North Associations Web Site www.troonnorthhoa.com or may be obtained from the Troon North Community Manager.
- 2) The Owner/Agent must submit a signed “***Construction and Improvement Request***” (*Appendix B*) and include appropriate fees. It is the Owner’s responsibility to contact the appropriate sub-association for compliance with their requirements, forms, fees, and their review process. Although Troon North Association may facilitate communications with sub-associations as a courtesy from time to time, Troon North Association takes no role in sub-association applications, review, or decisions.
- 3) Lot Identification sign and Contractor/Developer sign must be on the property (*Appendix M*). **The Architectural Review Consultant is responsible for contacting the Owner/Agent to schedule the “Pre-Design ” meeting; after the Project has begun, it is the Owner/Agent who is responsible for contacting the Architectural Review Consultant for all “Site Inspections.”**
- 4) Prior to formulation of any construction plans a **Pre-Design meeting** between the Architectural Review Consultant and the Owner/Agent will be held at the building site. Architectural Review Consultant will schedule the meeting and will notify the Troon North Community Manager upon completion.
- 5) Owner/Agent must supply all items on the “***Design Development Review Checklist***” (*Appendix J*) to the Troon North Community Manager. The Troon North Community Manager will advise the Owner/Agent if any required items are missing.
- 6) The Troon North Community Manager will verify all required items on the “***Preliminary Design Development Review Checklist***” (*Appendix J*) are received and immediately notify the Architectural Review Consultant, and the Architectural Review Committee.
- 7)
- 7) The Architectural Review Consultant will notify the Owner/Agent and the Troon North Community Manager in writing of the status of the **Design Development Review** within thirty (30) business days of the completed request being submitted. The Consultant may facilitate communications with the Sub-Association as a courtesy or to expedite scheduling.
- 8) The Owner/Agent must submit the required items on the “***Final Design Review Checklist***” (*Appendix K*) to the Troon North Community Manager. The Troon North Community Manager will advise the Owner/Agent if any required items are missing.
- 9) The Troon North Community Manager will verify all required items on the “***Final Design Review Checklist***” (*Appendix K*) are received and immediately notify the Architectural Review Consultant and the Architectural Review Committee.

APPENDIX I - TROON NORTH

ARCHITECTURAL REVIEW PROCESS

- 10) The Sub-Association (if applicable) may notify the Troon North Association Architectural Review Consultant and the Troon North Community Manager in writing of its decisions, and Troon North Association will provide any such communications to the Owner as a courtesy.
- 11) The Architectural Review Consultant will notify the Owner/Agent, Sub-Association, and the Troon North Community Manager in writing of the status of the **Design Review** within thirty (30) business days of the completed request being submitted.

ANY CONSTRUCTION OR IMPROVEMENT PERFORMED PRIOR TO 1ST SITE INSPECTION MUST CEASE AND DESIST AND WILL BE ASSESSED FINES ACCORDING TO APPENDIX E.

ANY CONSTRUCTION OR IMPROVEMENT PERFORMED OUT OF SEQUENCE WITH RESPECT TO SITE INSPECTIONS MUST CEASE AND DESIST AND WILL BE ASSESSED FINES ACCORDING TO APPENDIX E.

Landscape Plan prepared by a **licensed landscape architect** must be submitted during the Preliminary Design Review.

Any existing plant material inside the building envelope in conflict with new construction shall be salvaged, maintained, and replanted as required by the City of Scottsdale's Native Plant Ordinance No. 455, Article 7. All plant material outside the building envelope shall remain "protected in place" and unaltered. Incorporate plant material to be salvaged into the landscape construction for this project.

- 12) The Architectural Review Consultant will conduct the required **Site Inspections**.
- 13) When the Owner/Agent notifies the Architectural Review Consultant they are ready for the 6th Site Inspection, the Architectural Review Consultant shall notify the Troon North Community Manager. The Sub-Association (if applicable) may attend or concurrently schedule the 6th Site Inspection if such attendance is convenient and appropriate.

ANY DEFICIENCIES NOT CORRECTED and RE-INSPECTION NOT SCHEDULED WITHIN 30 DAYS WILL BE ASSESSED \$500.00 PER DAY VIOLATION FINES.

- 14) 6th Site Inspection **MUST** be completed within two (2) years from the date of the **Final Design Review Approval letter**.
- 15) **Final Construction Inspection Approval** will not be given, until all items on the "***Site Inspection Check List***" (*Appendix L*) have been completed, deficiencies corrected, receipt of the Sub-Association approval (if required) and any assessments, liens and/or fines have been paid. The Architectural Review Consultant will notify in writing to Troon North Community Manager and the Architectural Review Committee of Final Inspection Approval.

APPENDIX I - TROON NORTH

ARCHITECTURAL REVIEW PROCESS

- 16) The Architectural Review Consultant will issue a monthly status report on all active projects to the Troon North Community Manager and Architectural Review Committee.

APPENDIX J - TROON NORTH
**DESIGN DEVELOPMENT/CONSTRUCTION DOCUMENT REVIEW
CHECKLIST**

All to be STAMPED & submitted for review by TNA Architectural Review Committee prior to release:

- _____ Signed “**New Construction/Remodel and Improvement Request**”
- _____ **Check** payable to Troon North Association for all Troon North Association fees
- _____ **Owner** should consider contacting any applicable Sub-Association (if required)
- _____ for all Sub-Association requirements.
- _____ Contractor/Developer Sign on property
- _____ Real Estate Broker Sign on property, if applicable
- _____ Completed **Schematic-Design meeting** for Troon North Association

One (1) FULL set of drawings for each aspect listed below plus a digital copy in PDF format for each submission. All sets must have a cover sheet, be bound together at left edge with paper binding strip and stapled. All sheets are to be the SAME size once printed for submission.

- _____ **Construction timeline schedule** (Section 5.9)
- _____ **Site & Building Plans** (minimum 1” = 20’), to include but not limited to:
 - Building Envelope, Building Setbacks, Disturbance Fence, Construction Barrier
 - Driveway, Parking, Walk, Exterior Covered Area, Ramada, Deck and Patio (one (1) driveway with up to two (2) curb cuts allowed.)
 - Survey prepared by a Licensed Surveyor or Civil Engineer to include: Grading and Drainage Plan with topography showing existing and proposed grades and major terrain features.
 - Finished Floor Elevations
 - Roof plan superimposed over topography
 - Structural Drawings, Framing, Foundations, Details, and Calculations
 - Exterior Lighting Plan (must comply with *Appendix P*)
 - Utility Easements and locations
 - Offsite Features (power, phone, sewer, and water tap)
 - Locations and Specifications for Lighted Entry Pylon with Address Marker (must be located 8’ back of curb and out of the right of way)
 - Heights and Locations of City of Scottsdale Trash and Recyclable enclosure and gate, Pool and Mechanical Equipment enclosure and gate, Walls, and Fences (CMU masonry walls minimum of eight inches (8”) thick)
 - Pool Size and Location by dimension; pool details; engineering for electrical, plumbing & structural drawings, details, and calculations
 - Show Natural Area Open Space (N.A.O.S.) Easements
 - Specify Type of Protection for N.A.O.S.
- _____ **Floor Plan** (minimum 1/8” = 1’) Drawing sheets up to 24” x 36” maximum
 - Dimensions, wall types, section indicators, kitchens, bathrooms, patios, stairs
- _____ **Roof Plan** (minimum 1/8” = 1’) to include elevations for:
 - Roof ridge, roof pitch, chimney caps, Parapets, Cupolas, Any other structures
 - Scuppers Cut Sheet to include mfg. color and size. Hood materials, design color.

APPENDIX J - TROON NORTH
**DESIGN DEVELOPMENT/CONSTRUCTION DOCUMENT REVIEW
CHECKLIST**

Exterior Elevations

- Show natural AND proposed grades. Show light fixtures, cameras, outlets, bibs.
- Show site/retaining walls that are part of the structure. Key Site Plan on all Sheets.
- Show finishes to grade. Materials and Dimensions all called out on Drawings.

Landscape Plan

- Prepared by a Registered & Arizona Licensed Landscape Architect
- Same scale as Site Plan (unless prior approval from ARC to vary)
- Show all exterior architectural & landscape lighting. Exterior architectural & landscape lighting must comply with *Appendix P*; all light fixtures must be identified with technical specifications, type, lamp, color, material, and mounting.
- List landscape granite type, color, and size. Required are existing natural desert cobble or Madison Gold ¾” or Madison Gold ¾” minus down to ¼+/-
- Showing areas to be irrigated, along with entire irrigation system, if any including details; proposed plants & sites thereof; driveway, retention, decorative features, etc. Show planting details for each type of in ground planting and irrigation.
- Pools and Spas must be dimensioned and shown on all site plans; if future construction, show limits of project(s); all engineering drawings for power, plumbing and structural must be shown. *If pool plans are not submitted during construction document review, plans will need to be submitted separately and subject to additional architectural review, fees, and deposits.
- Show Private and Transitional Area Plants; Label Area zones on Plans
- Copy of City of Scottsdale Topographic Survey & Native Plant Inventory & Count; provide Desert Cobble mix to blend into native areas.
- Disturbance Fence, Construction Barrier, Porta-Potty, Dumpster, and Fire Extinguisher located

Materials and Color Samples: Board and Drawing Formats

- Format for poster or Bristol board or Foam Core type board: 18” x 24” to 24” x 36” size to match Drawing Sheets
- Provide one (1) Materials and Color Board with manufacturer name, color and style, and real samples of all exterior materials intended to be used.
Including items listed below:
- Exterior Walls, Roofing, Entrance/Exit Doors, Garage Doors, Windows, Frames and Glass: brochures and samples
- Exterior Lighting including Entryway, Pool areas, and Wall Fixtures: brochures
- Driveway Paving, Parking Surface, Walk Surface, Exterior Covered Areas, Ramada, Patios and Landscape Granite, samples
- Physical samples of materials of items if brochure unclear: lighting fixtures
- Construction Schedule Timeline

APPENDIX K - TROON NORTH

**FINAL DESIGN REVIEW CHECKLIST
(Post City of Scottsdale Building Permit Approval)**

All must be submitted prior to release for review by Troon North Association Architectural Review Committee.

_____ Written Troon North Association Preliminary Design Review Approval

_____ **City of Scottsdale Natural Area Open Space Easement** (Unrecorded Fully Executed)

_____ **(1) set of City of Scottsdale Stamped Approved Building Plans and one(1) copy of the Permit, including landscaping architecture drawings/plans, along with one (1) PDF copy.**

_____ **Final Grading and Drainage Plans - One (1) set , along with one (1) PDF copy.**

- Prepared by a Licensed Surveyor or Civil Engineer
- No change in natural or existing drainage patterns for surface waters shall be made upon any lot that could adversely affect another lot, common area, or open space. The contractor is responsible for all damage to adjacent properties; restore edge to match and replace any damaged landscaping with matching species.
- No protected plants, as defined by the City of Scottsdale’s Native Plant Ordinance, shall be damaged, destroyed, or removed from any lot, although such plants within the building envelope and outside the Natural Area Easement may be relocated to a temporary landscape nursery.
- Note: Any damage, scrapping, or run-off due to clearing excessive of natural landscaping, shall be the responsibility of the Contractor to restore and replace any damaged landscaping with matching species. Troon North Association Architectural Review Committee may impose fines if the City Ordinance is violated.

APPENDIX L - TROON NORTH
SITE INSPECTION CHECKLIST

It is the responsible of the Architectural Review Consultant for contacting the Owner/Agent to schedule the “Pre -De sign ” meeting and all “Site Inspections.”

_____ Written Troon North Association Final Design Review Approval

_____ Upon receipt of the Final Design Review Approval Letter, Provide a Construction Site
_____ Plan Showing Temporary Construction Material Storage, Disturbance Fence and
_____ Construction Barriers, NAOS Easements, Dumpster and Trash Container locations, Fire Extinguisher, Port A Potty, Water and Power Sources, Nursery, and Gates

_____ Upon Final Design Review Approval Letter, Provide a Proposed Start and Completion Dates of All Improvements to Turn-Over:

- Provide a Construction Schedule and Timetables for Final Completion
- Utility Hookups
- Occupancy and Turn-Over

ANY CONSTRUCTION OR IMPROVEMENT PERFORMED PRIOR TO 1ST SITE INSPECTION MUST CEASE AND DESIST AND WILL BE ASSESSED FINES ACCORDING TO APPENDIX E

ANY CONSTRUCTION OR IMPROVEMENT PERFORMED OUT OF SEOUENCE WITH RESPECT TO SITE INSPECTIONS MUST CEASE AND WILL BE ASSESSED FINES ACCORDING TO APPENDIX E

Any existing plant material inside the building envelope in conflict with new construction shall be salvaged, maintained, and replanted as required by the City of Scottsdale’s Native Plant Ordinance No. 455, Article 7. All plant material outside the building envelope shall remain “protected in place” and unaltered. Incorporate plant material to be salvaged into the landscape construction for this project. Replace any salvaged specimen plant materials that don’t survive the construction process.

To request an inspection, the applicant must email the architectural consultant and cc: community.manager@troonnorthhoa.com , and the ARC members. Owners are encouraged to consider whether they must comply with any Sub-Association requirements.

APPENDIX L - TROON NORTH
SITE INSPECTION CHECKLIST

1ST SITE INSPECTION – Prior to Grading (immediately after any boulder moving, or small mound flattening) No site scraping.

- Staking ONLY
- Contractor MUST SIGN and date copy of “Violations and Fines” (*Appendix E*)
- Contractor MUST SIGN and date copy of “Construction Hours” (*Appendix F*)

2ND SITE INSPECTION – Site & Retaining Wall Inspection Throughout

- Immediately after completion of site or retaining walls & prior to pouring pad
- Submit copy of finished floor elevation certificate from registered land surveyor

3RD SITE INSPECTION – Prior to Pouring of the Floor Slab (after all stem walls, footers, electrical and plumbing are in place)

- Submit, to the TNA Office, a copy of Certification from a registered land surveyor that all structures are positioned according to approved plans and required setbacks and Certification of lowest slab elevation.

4TH SITE INSPECTION – Finished Framing

- Submit, to the TNA Office, a copy of Certification from a registered land surveyor of the highest ridge line or top of framing.

5TH SITE INSPECTION – Finished Exterior (materials, stucco & color)

6TH SITE INSPECTION – Final Inspection of completed construction & landscaping

- When the Owner/Agent notifies the Architectural Review Consultant they are ready for the 6th Site Inspection, the Architectural Review Consultant shall notify the Troon North Community Manager who in turn shall notify the Sub-Association (if required) to complete their 6th Site Inspection and report their findings within fifteen (15) business days.
-
- 6th Site Inspection MUST be completed within two (2) years from the date of the Final Design Review Approval letter.

ANY DEFICIENCIES NOT CORRECTED and RE-INSPECTION NOT SCHEDULED WITHIN 30 DAYS WILL BE ASSESSED \$500.00 PER DAY VIOLATION FINES.

FINAL INSPECTION APPROVAL

- Any assessments, liens and/or fines must be paid in full prior to issuing Final Approval Letter.

APPENDIX M - TROON NORTH

SIGN REQUIREMENTS

All signs are subject to review and approval by the Troon North Association Architectural Review Committee.

Lot Identification Signs

- Required on all vacant lots or lots in Design or Construction process.
- No larger than 12" x 12" or as a 6" x 24" rider on the Contractor/Developer Sign.
- Sign to be mounted on a single post and installed no higher than 24" from the ground, parallel with the curb and approximately 8'-0" to 10'-0" from the front curb face at street.
- No more than one Lot Number sign per lot.

Contractor/Developer Signs

- Required on all lots in Design or Construction process.
- A material approved by the Architectural Review Committee, no larger than 18" x 24". Only company name, logo and phone number may appear.
- Sign to be mounted on a single 4" x 4" post and to be installed no higher than 48" from the ground, parallel with the curb and approximately 8'-0" to 10'-0" from the front curb face at street.
- One rider sign, no larger than 6" x 24" may be attached 2" below main identification sign.
- No sub-contractor signs are allowed.
- No more than one Contractor/Developer sign per lot.
- Signs shall not be illuminated.
- All signs are required to be removed within 30 days from the sale of property.

Broker Signs

- Allowed on all lots only in Construction process.
- A material approved by the Architectural Review Committee, no larger than 18" x 24". Only company name, logo and phone number may appear.
- Sign to be mounted on a single 4" x 4" post and to be installed no higher than 48" from the ground, parallel with the curb and approximately 8'-0" to 10'-0" from the front curb face at street.
- One rider sign, no larger than 6" x 24" may be attached 2" below main identification sign.
- No co-broker signs are allowed.
- No more than one Real Estate Broker sign per lot.
- Signs shall not be illuminated.
- All signs are required to be removed within 30 days from the sale of property.

APPENDIX N - TROON NORTH

PLANT LIST

LANDSCAPE GRANITE

The only type of landscape rock currently approved for front yards within Troon North is Madison Gold granite ¼” min. dimension and ¾” max. dimension, or rake-able “sand” is acceptable. Rear yard and private areas not viewable from the street or adjacent homes may utilize stone other than Madison Gold, in the rear yard/private areas. The crushed granite is limited in color to Madison Gold, Palomino Gold, Cinnamon, Bradshaw Brown, Calico, Table Mesa Brown, or other earth tones must be approved by the Architectural Review Committee. Decorative stone may be utilized in private areas, as an architectural feature with Architectural Committee approval. Large landscape rocks and boulders are to be of similar color to the rip rap.

Homeowners without Madison Gold may only add granite if no more than a 5 X 5 cumulative area in a 6-month period. Homeowners with non-compliant granite must bring into compliance when granite replenishment is needed.

RIP RAP

There are 6 pre-approved rip rap for homeowner selection. Rip Rap to be no smaller than 6”

- Madison Gold
- Palomino Gold
- Cinnamon
- Bradshaw Brown
- Calico
- Table Mesa Brown

DESERT COBBLE

Submit to the TNA Architectural Review Committee, as an aspect of all Landscape Improvement or New House

Construction planting or for any required restoration landscaping, a proposed mix for blending the non- disturbed and disturbed NAOS by specifying the desert cobble mix that is close to the existing on the lot.

APPENDIX N - TROON NORTH

PLANT LIST

APPROVED PLANT LIST

The Architectural Review Committee has found the plants included in the following list marked “**YES**” under “**Transition Area**” may be planted in the “Transition Area,” “Front Yard” and the “Private Area.” Those plants marked with (*) are found to be inherently compatible with the natural desert existing at Troon North and the ARC encourages their use. The plants that are only marked “**YES**” under the “**Private Area**” may only be planted in the “Private Area” and may not be planted in the “Transition Area.” **Any plant not on the list may not be planted.**

Transition Area – means that part of the Building Envelope which is between the “Private Area” and the “Natural Area” (NAOS). All Landscape Architecture Site Plans and Drawings submitted for review shall show and label the Transition Areas.

Private Area – means that part of the Building Envelope which is within the site walls and patios or is located in the immediate vicinity of the entrance to the residence. The “Private Area” includes, for example, a courtyard, entry, or atrium.

- * Indigenous to area
- ** Native to Arizona
- *** From other arid regions of the world

The approved plant list is as follows:

APPENDIX N - TROON NORTH

APPROVED PLANT LIST

| | | TRANSITION AREA | PRIVATE AREA |
|---------------------------------|----------------------|--------------------|-----------------|
| ANNUALS & PERRENIALS | | | |
| Abronia villosa** | Sand Verbena | YES | YES |
| Arctotheca calendula | Cape Weed | NO | YES |
| Aregmone pleicantha** | Prickley Poppy | YES | YES |
| Baeria chrysostoma** | Goldfield | YES | YES |
| Bahia absinthifolia** | Bahia | YES | YES |
| Baileya multiradiata** | Desert Marigold | YES | YES |
| Castilleja chromosa*** | Indian Paint Brush | YES | YES |
| Cassia covesii** | Desert Senna | YES | YES |
| Cassia eremophila | Desert Casia | NO | YES |
| Centaurea cineraria | Dusty Miller | NO | YES |
| Convolvulus mauritanicus | Ground Morning Glory | NO | YES |
| Cowania mexicana | Cliff Rose | NO | YES |
| Datura meteloides** | Sacred Datura | YES | YES |
| Delphinium scaposum** | Barestemmed Larkspur | YES | YES |
| Dichelostemma pulchellum** | Blue-dick | YES | YES |
| Dietes bicolor | Evergreen Iris | NO | YES |
| Dietes vegeta | Fortnight Lily | NO | YES |
| Dyssodia pentachaeta** | Golden Dyssodia | YES | YES |
| Dyssodia tenuiloba | Golden Fleece | NO | YES |
| Dyssodia porophylloides* | San Felipe Dogweed | YES | YES |
| Erigeron species | Fleabane Daisy | NO | YES |
| Erodium texanum** | Fillaree | YES | YES |
| Eschscholtzia mexicana** | Mexican Poppy | YES | YES |
| Evolvulus arizonicus** | Arizona Blue Eyes | YES | YES |
| Gaillardia aristata** | Gaillardia | YES | YES |
| Gaillardia pulchella** | Blanket Flower | YES | YES |
| Gazania rigens | Daybreak | NO | YES |
| Gazania splendens | Sunshine Mix | NO | YES |
| Genista sagittalis | Winged Broom | NO | YES |
| Gilia flavocincta | Gilia | NO | YES |
| Gilia latifolia** | Starflower | YES | YES |
| Hemerocallis | Daylily | NO | YES |
| Kallstroemia grandiflora** | Arizona Poppy | YES | YES |
| Lantana all Species | Lantana | YES | YES |
| Lasthenia chrysostoma** | Goldfields | YES | YES |
| Lesquerella gordonii** | Gold Crucifer | YES | YES |
| Lupinus arizonicus** | Arizona Lupine | YES | YES |
| Lupinus concinnus | Lupine | NO | YES |

APPENDIX N - TROON NORTH

APPROVED PLANT LIST

| | | TRANSITION AREA | PRIVATE AREA |
|----------------------------|------------------------|--------------------|-----------------|
| Lupinus sparsiflorus** | Lupine | YES | YES |
| Lupinus succulentus | Lupine | NO | YES |
| Machaeranthera species** | Aster | YES | YES |
| Melampodium leucanthum* | Blackfoot Daisy | YES | YES |
| Menodora scabra | Menodora | NO | YES |
| Mentzelia species*** | Stickleaf | | |
| Mirabilis multiflora** | Desert Four O'Clock | YES | YES |
| Oenothera berlandieri*** | Mexican Primrose | YES | YES |
| Oenothera drummondii*** | Baja Primrose | YES | YES |
| Oenothera speciosa | Evening Primrose | NO | YES |
| Orthocarpus purpurascens** | Owl's Clover | YES | YES |
| Osteospermum fruticosum | Trailing African Daisy | NO | YES |
| Pectis papposa** | Cinch Weed | YES | YES |
| Penstemon species** | Penstemon | YES | YES |
| Phacelia campanularia** | Desert Blue Bell | YES | YES |
| Phacelia crenulata** | Scorpionweed | YES | YES |
| Philodendron selloum | Cut-leaf Philodendron | NO | YES |
| Phlox tenuifolia | Phlox | NO | YES |
| Plantago insularis** | Indian Wheat | YES | YES |
| Plantago purshii** | Indian Wheat | YES | YES |
| Platystemon californicus** | Creamcups | YES | YES |
| Potentilla verna | Spring Cinquefoil | NO | YES |
| Proboscidea parviflora** | Devil's Claw | YES | YES |
| Psilostrophe cooperi** | Paperflower | YES | YES |
| Rafinesquia species*** | Desert Chicory | YES | YES |
| Rosa all species | Roses | NO | YES |
| Salvia columbariae** | Chia | YES | YES |
| Salvia farinacea | Blue Salvia | NO | YES |
| Senecio douglasii | Groundsel | NO | YES |
| Spathiphyllum mauna loa | Peace Lily | NO | YES |
| Spathiphyllum sven nielsen | Sweet Chico | NO | YES |
| Sphaeralcea ambigua* | Globe Mallow | YES | YES |
| Stephanomeria pauciflora** | Desert Straw | YES | YES |
| Tagetes limmoni | Mt. Lemmon Marigold | NO | YES |
| Tetranneuris acaulis** | Angelita Daisy | YES | YES |
| Verbena (Glandularia) | Vervain | NO | YES |
| Verbena gooddingii** | Gooddings Verbena | YES | YES |
| Verbena rigida | Vervain | NO | YES |
| Zauschneria californica | California Fuschsia | NO | YES |

APPENDIX N - TROON NORTH

APPROVED PLANT LIST

| | | TRANSITION AREA | PRIVATE AREA |
|-------------------------------|---------------------------|--------------------|-----------------|
| CACTI & SUCCULENTS | | | |
| Agave species*** | Century Plants | YES | YES |
| Aloe species*** | Aloe | YES | YES |
| Asclepias subulata** | Desert Milkweed | YES | YES |
| Carnegiea gigantea* | Saguaro | YES | YES |
| Cereus greggi** | Night Blooming Cereus | YES | YES |
| Cereus peruvianus*** | Peruvian Apple | YES | YES |
| Chrysactinia Mexicana*** | Damianita Daisy | YES | YES |
| Cereus peruvianus*** | Peruvian Apple Cactus | YES | YES |
| Dasyliirion species** | Desert Spoons | YES | YES |
| Echinocactus grusonii** | Golden Barrel Cactus | YES | YES |
| Echinocereus arizonicus** | Arizona Claret Cup Cactus | YES | YES |
| Echinocereus engelmannii* | Hedgehog Cactus | YES | YES |
| Echinopsis species*** | Easter Lily Cactus | YES | YES |
| Ferocactus acanthodes** | Compass Barrel | YES | YES |
| Ferocactus wislizenii* | Fishhook Barrel | YES | YES |
| Hechtia texana*** | False Agave | YES | YES |
| Hesperaloe funifera*** | Giant Hesperaloe | YES | YES |
| Hesperaloe nocturna*** | Night-Blooming Hesperaloe | YES | YES |
| Hesperaloe parviflora*** | Coral Yucca | YES | YES |
| Lophocereus schottii** | Senita | YES | YES |
| Mammillaria microcarpa*** | Fishhook Pincushion | YES | YES |
| Myrtillocactus geomet.*** | Blue Myrtle Cactus | YES | YES |
| Nolina bigelovii** | Bigelow Nolina | YES | YES |
| Nolina longifolia*** | Mexican Grass Tree | YES | YES |
| Nolina matapensis*** | Tree Bear Grass | YES | YES |
| Nolina microcarpa** | Bear Grass | YES | YES |
| Opuntia species*** | Chollas & Prickly Pears | YES | YES |
| Pachycereus marginatus*** | Mexican Fence Cactus | YES | YES |
| Pachycereus schotti** | Senita | YES | YES |
| Pedilanthus macrocarpus*** | Candelilla | YES | YES |
| Peniocereus greggii** | Night-Blooming Cereus | YES | YES |
| Portulacaria afra*** | Elephant's Food | YES | YES |
| Stenocereus thurberi** | Organ Pipe Cactus | YES | YES |
| Tephrocactus articulatus*** | Spruce Cones | YES | YES |
| Trichocereus species*** | Torch Cactus | YES | YES |
| Yucca species*** | Yucca | YES | YES |
| Zauschneria californica** | California Fuchsia | YES | YES |
| Zinnia grandiflora** | Rocky Mountain Zinnia | YES | YES |

APPENDIX N - TROON NORTH

APPROVED PLANT LIST

| | | TRANSITION AREA | PRIVATE AREA |
|--------------------------|-------------------------|--------------------|-----------------|
| GRASS | | | |
| Aristida purpurea* | Red Three Awn | NO | YES |
| Equisetum hyemale | Horsetail | NO | YES |
| Eragrostis atherstone*** | Cochise Love Grass | NO | YES |
| Muhlenbergia rigens | Deer Grass | NO | YES |
| Nolina microcarpa** | Beargrass | NO | YES |
| Plantago patagonica*** | Woolly Plantain | NO | YES |
| GROUNDCOVERS | | | |
| Ageratum corymbosum** | Desert Ageratum | YES | YES |
| Asparagus densiflorus | Myers Asparagus Fern | NO | YES |
| Asparagus sprengeri | Springer Asparagus Fern | NO | YES |
| Aspidistra elatior | Cast Iron Plant | NO | YES |
| Dalea greggii*** | Prostate Indigo Bush | NO | YES |
| Dalea versicolor** | Weeping Dalea | YES | YES |
| Lantana all Species | Lantana | YES | YES |
| Liriope muscari | Lily Turf | NO | YES |
| Liriope silvery | Silver Dragon | NO | YES |
| Liriope variegata | Lily Turf | NO | YES |
| Myoporum parvifolium | Creeping Boobialla | NO | YES |
| Nephrolepis cordifolia | Sword Fern | NO | YES |
| Phyla nodiflora | Turkey Frogfruit | NO | YES |
| Santolina virens | Green Santolina | YES | YES |
| Stachys coccinea** | Texas Betony | YES | YES |
| Tagetes palmeri** | Mt. Lemmon Marigold | YES | YES |
| Teucrium chamaedrys | Germander | NO | YES |
| Verbena peruviana | Peruvian Verbena | NO | YES |
| Verbena pulchella*** | Rock Verbena | YES | YES |
| Zinnia acerosa** | Desert Zinnia | YES | YES |
| SHRUBS | | | |
| Abelia grandiflora | Glossy Abelia | NO | YES |
| Abelia sherwoodii | Dwarf Abelia | NO | YES |
| Abutilon palmeri** | Superstition Mallow | YES | YES |
| Acacia angustissima*** | White Ball Acacia | NO | YES |
| Acacia constricta** | White Thorn Acacia | YES | YES |
| Acacia craspedocarpa*** | Leather Leaf Acacia | NO | YES |
| Acacia greggii* | Catclaw Acacia | YES | YES |
| Acacia longifolia | Sidney Golden Wattle | NO | YES |
| Acacia millefolia** | Milfoil Wattle | YES | YES |
| Acacia redolens | Low Boy Acacia | NO | YES |

APPENDIX N - TROON NORTH

APPROVED PLANT LIST

| | | TRANSITION AREA | PRIVATE AREA |
|----------------------------|--------------------------|--------------------|-----------------|
| Acacia rigens*** | Needle Wattle | YES | YES |
| Acacia saligna*** | Wreath Wattle | NO | YES |
| Agave species** | Agave & Century Plants | YES | YES |
| Aloysia wrightii** | High Mass | NO | YES |
| Ambrosia ambrosioides** | Canyon Ragweed | NO | YES |
| Ambrosia deltoidea* | Bursage | YES | YES |
| Ambrosia dumosa | White Bursage | NO | YES |
| Anisacanthus thurberi* | Desert Honeysuckle | YES | YES |
| Asclepias albicans** | Whitestem Milkweed | YES | YES |
| Asclepias linearis*** | Slim Milkweed | NO | YES |
| Asclepias subulata** | Desert Milkweed | YES | YES |
| Asclepias tuberosa | Butterfly Weed | NO | YES |
| Atriplex canescens** | Four Wing Salt Bush | NO | YES |
| Atriplex lentiformis** | Quail Brush | NO | YES |
| Atriplex muelleri*** | Salt Bush | NO | YES |
| Atriplex nummularia*** | Old Man Salt Bush | NO | YES |
| Atriplex polycarpa | Desert Salt Bush | NO | YES |
| Atriplex rhagodiodes | Salt Bush | NO | YES |
| Atriplex torreyi | Nevada Salt Bush | NO | YES |
| Baccharis pilularis | Coyote Bush | NO | YES |
| Berberis haematocarpa* | Barberry | YES | YES |
| Bougainvillea species | Bougainvillea | NO | YES |
| Buddleia marrubifolia | Wooly Butterfly Bush | NO | YES |
| Bursera fagaroides | Fragrant Bursera | NO | YES |
| Caesalpinia gilliesii | Yellow Bird of Paradise | YES | YES |
| Caesalpinia mexicana*** | Mexican Poinciana | YES | YES |
| Caesalpinia pulcherrima*** | Mexican Bird of Paradise | YES | YES |
| Calliandra eriophylla* | Pink Fairy Duster | YES | YES |
| Calliandra californica*** | Red Fairy Duster | YES | YES |
| Calliandra peninsularis*** | Baja Fairy Duster | YES | YES |
| Camellia japonica | Camellia | NO | YES |
| Carissa grandiflora | Natal Plum | NO | YES |
| Cassia artemisioides | Feathery Cassia | NO | YES |
| Cassia biflora* | Texas Cassia | YES | YES |
| Cassia candolleana | Cassia | NO | YES |
| Cassia circinata | Feathery Senna | NO | YES |
| Cassia covesii** | Desert Senna | YES | YES |
| Cassia goldmanii | Senna Polyantha | NO | YES |
| Cassia nemophylla*** | Green Feathery Cassia | YES | YES |
| Cassia phyllodinea*** | Silver Leaf Cassia | YES | YES |

APPENDIX N - TROON NORTH

APPROVED PLANT LIST

| | | TRANSITION AREA | PRIVATE AREA |
|------------------------------|-----------------------|--------------------|-----------------|
| Cassia sturtii*** | Sturt's Cassia | NO | YES |
| Cassia wislizenii** | Shrubby Cassia | YES | YES |
| Ceanothus greggii* | Desert Ceanothus | YES | YES |
| Cercis occidentalis** | Western Redbud | YES | YES |
| Cercocarpus betuloides** | Mountain Mahogany | YES | YES |
| Cercocarpus montanus** | Mountain Mahogany | YES | YES |
| Chrysothamnus nauseosus** | Rabbitbrush | YES | YES |
| Condalia correllii** | Mexican Blue Wood | YES | YES |
| Cordia parvifolia*** | Little Leaf Cordia | YES | YES |
| Cotoneaster glaucophyllus | Grey Leaf Cotoneaster | NO | YES |
| Cotoneaster microphyllus | Rockspray Cotoneaster | NO | YES |
| Dalea bicolor | Indigo Bush | NO | YES |
| Dalea formosa | Feather Dalea | NO | YES |
| Dalea greggii*** | Prostate Indigo Bush | NO | YES |
| Dalea pulchra** | Gregg Dalea | YES | YES |
| Dalea wislizeni** | Indigo Bush | YES | YES |
| Dodonaea viscosa** | Hopseed Bush | YES | YES |
| Elaeagnus ebbingei | Ebbibg's Silverberry | NO | YES |
| Encelia farinosa* | Brittle Bush | YES | YES |
| Encelia frutescens** | Green Brittlebush | YES | YES |
| Ephedra aspera** | Mormon Tea | YES | YES |
| Ephedra nevadensis** | Desert Tea | YES | YES |
| Ephedra trifurca* | Mormon Tea | YES | YES |
| Ericameria laricifolia** | Turpentine Bush | YES | YES |
| Eriogonum fasciculatum* | Desert Buckwheat | YES | YES |
| Eriogonum inflatum | Desert Trumpets | NO | YES |
| Eriogonum wrightii** | Wright's Buckwheat | YES | YES |
| Erythrina flabelliformis** | Arizona Coral Bean | YES | YES |
| Eucalyptus kruseana*** | Kruse's Mallee | NO | YES |
| Euphorbia antisiphilitica*** | Candelilla | YES | YES |
| Euphorbia rigida*** | Blue Euphorbia | YES | YES |
| Euphorbia resinifera*** | Morrocan Mound | YES | YES |
| Euphorbia tirucalli*** | Fire Sticks | YES | YES |
| Eysenhardtia orthocarpa** | Kidneywood | YES | YES |
| Fallugia paradoxa** | Apache Plume | YES | YES |
| Fouquieria splendens* | Ocotillo | YES | YES |
| Gardenia jasminoides | Gardenia | NO | YES |
| Gossypium harknessii** | San Marcos Hibiscus | YES | YES |
| Gutierrezia sarothrae** | Snakeweed | YES | YES |

APPENDIX N - TROON NORTH

APPROVED PLANT LIST

| | | TRANSITION AREA | PRIVATE AREA |
|-----------------------------|--------------------------|----------------------------|-------------------------|
| Hibiscus rosa | Chinese Hibiscus | NO | YES |
| Holacantha emoryi* | Crucifixion Thorn | YES | YES |
| Hyptis emoryi* | Desert Lavender | YES | YES |
| Jacquinia pungens*** | Orange Flower | NO | YES |
| Jatropha cardiophylla | Limber Bush | NO | YES |
| Juniperus sabina | Arcadia Juniper | NO | YES |
| Justicia brandegeana*** | Shrimp Plant | NO | YES |
| Justicia candicans** | Firecracker Bush | YES | YES |
| Justicia californica* | Chuparosa | YES | YES |
| Justicia ovata*** | Water Willow | YES | YES |
| Justicia sonorae** | Lavender Flower | YES | YES |
| Justicia spicigira*** | Mexican Honeysuckle | YES | YES |
| Krameria grayii* | White Ratany | YES | YES |
| Krameria parvifolia | Ratany | NO | YES |
| Larrea tridentata* | Creosote Bush | YES | YES |
| Leucophyllum species*** | Texas Ranger, Silverleaf | YES | YES |
| Lobelia laxiflora** | Red Mexican Lobelia | YES | YES |
| Lotus rigidus** | Desert Rock Pea | YES | YES |
| Lycium andersonii* | Anderson Thornbush | YES | YES |
| Lycium brevipes*** | Thornbush | YES | YES |
| Lycium fremontii* | Wolfberry | YES | YES |
| Lysiloma thornberi** | Desert Fern | YES | YES |
| Mimosa biuncifera** | Catclaw Mimosa | YES | YES |
| Mimosa dysocarpa | Velvet Pod Mimosa | NO | YES |
| Mimulus cardinalis | Monkeyflower | NO | YES |
| Mimulus guttatus | Seep Monkey Flower | NO | YES |
| Myrtus communis*** | True Myrtle | NO | YES |
| Nandina domestica | Heavenly Bamboo | NO | YES |
| Nandina nana | Dwarf Nandina | NO | YES |
| Nerium oleander | Dwarf Oleander | NO | YES |
| Nolina bigelovii | Bigelow Nolina | NO | YES |
| Pentzia incana | Sheepbush | NO | YES |
| Pittosporum wheeler's dwarf | Dwarf Pittosporum | NO | YES |
| Pluchea sericea** | Arrow Weed | YES | YES |
| Plumbago capensis | Leadwort | NO | YES |
| Plumbago scandens** | White Plumbago | YES | YES |
| Quercus turbinella** | Shrub Oak | YES | YES |
| Raphiolepis indica | India Hawthorn | NO | YES |
| Rhamnus californica | Coffee Berry | NO | YES |
| Rhamnus crocea** | Redberry Buckthorn | YES | YES |

APPENDIX N - TROON NORTH

APPROVED PLANT LIST

| | | TRANSITION AREA | PRIVATE AREA |
|----------------------------|--------------------------|--------------------|-----------------|
| Rhamnus frangula | Alder Buckthorn | NO | YES |
| Rhus choriophylla** | Chihuahuan Leather Leaf | YES | YES |
| Rhus microphylla** | Little Leaf Desert Sumac | YES | YES |
| Rhus ovata** | Sugar Sumac | YES | YES |
| Rhus trilobata | Lemonade Bush | NO | YES |
| Rhus virens** | Huachuca Sumac | YES | YES |
| Rosa all species | Roses | NO | YES |
| Rosmarinus officinalis | Dwarf Rosemary | NO | YES |
| Rosmarinus prostratus | Prostrate Rosemary | NO | YES |
| Ruellia californica*** | Ruellia | YES | YES |
| Ruellia brittoniana*** | Ruellia | YES | YES |
| Ruellia peninsulari*** | Ruellia | YES | YES |
| Russelia equisetiformis*** | Coral Fountain | NO | YES |
| Russelia polyedra*** | Wild Coral Fountain | YES | YES |
| Salvia chamaedryoides*** | Blue Sage | YES | YES |
| Salvia clevelandia*** | Cleveland Sage | YES | YES |
| Salvia coccinea*** | Scarlet Sage | YES | YES |
| Salvia dorrii** | Mohave Sage | YES | YES |
| Salvia greggii*** | Autumn Sage | YES | YES |
| Salvia microphylla** | Red Bush Sage | YES | YES |
| Senecio salignus | Willow leaf Groundsel | NO | YES |
| Senecio douglasii | Thread Leaf Groundsel | NO | YES |
| Senna lindheimeriana** | Velvet Leaf Senna | YES | YES |
| Senna wislizenii** | Shrubby Senna | YES | YES |
| Simmondsia chinensis* | Jojoba | YES | YES |
| Solanum hindsianum** | Blue Solanum Shrub | YES | YES |
| Solanum rantonnetii | Blue Potato Bush | NO | YES |
| Sophora arizonica | Arizona Sophora | NO | YES |
| Sophora secundiflora | Texas Mountain Laurel | NO | YES |
| Strelitzia reginae | Bird of Paradise | NO | YES |
| Tecoma species** | Orange/Yellow Bells | YES | YES |
| Tecomaria capensis | Cape Honeysuckle | NO | YES |
| Trixis californica** | American Threefold | YES | YES |
| Vallesia baileyana** | Vallesia | YES | YES |
| Vauquelinia californica | Arizona Rosewood | YES | YES |
| Viguiera californica | Viguiera | NO | YES |
| Viguiera deltoidea** | Golden Eye | YES | YES |
| Xylosma congestum | Xylosma | NO | YES |
| Xylosma compacta | Giant Whitefly | NO | YES |
| Zinnia grandiflora | Prairie Zinnia | NO | YES |

APPENDIX N - TROON NORTH

APPROVED PLANT LIST

| | | TRANSITION AREA | PRIVATE AREA |
|-----------------------------|------------------------|--------------------|-----------------|
| Zizyphus obtusifolia* | Graythorn | YES | YES |
| TREES | | | |
| Acacia abyssinia | Abyssinian Acacia | NO | YES |
| Acacia baileyana | Bailey Acacia | NO | YES |
| Acacia cavenia | Molina Hook Acacia | YES | YES |
| Acacia constricta** | White Thorn Acacia | YES | YES |
| Acacia eburnia | Needle Acacia | NO | YES |
| Acacia farnesianna | Sweet Acacia | YES | YES |
| Acacia greggii** | Cat Claw | YES | YES |
| Acacia minuta*** | Sweet Acacia | YES | YES |
| Acacia occidentalis | Sonora Catclaw | YES | YES |
| Acacia pennatula*** | Fern Leaf Acacia | YES | YES |
| Acacia saligna*** | Wreath Wattle | NO | YES |
| Acacia schaffneri*** | Twisted Acacia | YES | YES |
| Acacia smallii** | Sweet Acacia | YES | YES |
| Acacia stenophylla*** | Shoestring Acacia | YES | YES |
| Acacia willardiana*** | Pala Blanco | YES | YES |
| Bauhinia variegata | Purple Orchid Tree | NO | YES |
| Berberis haematocarpa** | Red Barberry | YES | YES |
| Berberis harrisoniana** | Harrison Barberry | YES | YES |
| Caesalpinia cacalaco | Cascalote | NO | YES |
| Caesalpinia platyloba | Bird of Paradise | NO | YES |
| Canotia holacantha* | Crucifixion Thorn | YES | YES |
| Cassia leptophylla | Gold Medallion Tree | NO | YES |
| Celtis pallida** | Desert Hackberry | YES | YES |
| Celtis reticulata** | Netleaf Hackberry | YES | YES |
| Cercidium floridum** | Blue Palo Verde | YES | YES |
| Cercidium microphyllum* | Yellow Palo Verde | YES | YES |
| Cercidium praecox*** | Palo Brea | YES | YES |
| Cercidium sonoreae** | Sonoran Palo Verde | YES | YES |
| Chamaedorea seifrizzii*** | Bamboo Palm | NO | YES |
| Chamaerops humilis*** | Mediterranean Fan Palm | NO | YES |
| Chilopsis linearis** | Desert Willows | YES | YES |
| Citrus (dwarf species only) | Dwarf species only | NO | YES |
| Condalia globose** | Globosa Blue Wood | YES | YES |
| Cycas revolute | Sago Palm | NO | YES |
| Feijoa sellowiana | Pinapple Guava | NO | YES |
| Juniperus monosperma** | One-seed Juniper | YES | YES |
| Leucaena retusa | Goldenball Lead Tree | NO | YES |

APPENDIX N - TROON NORTH

APPROVED PLANT LIST

| | | | |
|--------------------------------------|------------------------|-----|-----|
| <i>Olneya tesota</i> * | Ironwood | YES | YES |
| <i>Pithecollobium brevifolium</i> | Apes Earring | NO | YES |
| <i>Pithecollobium flexicaule</i> *** | Texas Ebony | YES | YES |
| <i>Pithecollobium mexicana</i> *** | Mexican Ebony | YES | YES |
| <i>Pittosporum phillyraeoides</i> | Willow Pittosporum | NO | YES |
| <i>Pittosporum tobira</i> | Mock Orange | NO | YES |
| <i>Pittosporum variegata</i> | Variegated Mock Orange | NO | YES |
| <i>Prosopis alba</i> *** | Argentine Mesquite | YES | YES |
| <i>Prosopis chilensis</i> *** | Chilean Mesquite | YES | YES |
| <i>Prosopis juliflora</i> * | Mesquite | YES | YES |
| <i>Prosopis glandulosa</i> ** | Honey Mesquite | YES | YES |
| <i>Prosopis pubescens</i> | Screwbean Mesquite | YES | YES |
| <i>Prosopis velutina</i> * | Velvet Mesquite | YES | YES |
| <i>Punica nana</i> | Dwarf Pomegranate | NO | YES |
| <i>Quercus turbinella</i> ** | Sonoran Scrub Oak | YES | YES |
| <i>Rhus ovata</i> ** | Sugar Sumac | YES | YES |
| <i>Schinus terebinthifolius</i> | Pepper Tree | NO | YES |
| <i>Thevetia peruviana</i> | Yellow Oleander | NO | YES |
| <i>Vauquelinia californica</i> | Arizona Rosewood | NO | YES |
| <i>Vitex agnus-castus</i> | Chaste Tree | YES | YES |

VINES

| | | | |
|----------------------------------|------------------------|-----|-----|
| <i>Antigonon leptopus</i> | Coral Vine | NO | YES |
| <i>Cissus trifoliata</i> | Arizona Grape Ivy | NO | YES |
| <i>Clematis drummondii</i> | Old Man's Beard | NO | YES |
| <i>Epipremnum aureum</i> | Devil's Ivy | NO | YES |
| <i>Ficus pumila</i> | Creeping Fig | NO | YES |
| <i>Gelsemium sempervirens</i> | Evening Trumpet Flower | NO | YES |
| <i>Hedera Helix</i> | English Ivy | NO | YES |
| <i>Janusia gracilis</i> ** | Slender Janusia Vine | YES | YES |
| <i>Macfadyena unguis-cati</i> | Cat's Claw Ivy | NO | YES |
| <i>Mascagnia lilacina</i> | Lilac Orchid Vine | NO | YES |
| <i>Mascagnia macroptera</i> | Yellow Butterfly Vine | NO | YES |
| <i>Syngonium podophyllum</i> | Arrowhead Vine | NO | YES |
| <i>Trachelospermum asiaticum</i> | Dwarf Jasmine | NO | YES |
| <i>Wisteria sinensis</i> | Chinese Wisteria | NO | YES |

PROHIBITED PLANT LIST

This list of prohibited plants below is a compilation of the most requested prohibited plants, to make it easier for the homeowner to determine what may NOT be planted in Troon North. Only plants on the approved plant list may be planted. Please refer to the approved plant list.

- Any species of tree or shrub whose mature height may reasonably be expected to exceed 25 feet, with the exception of those species on the “Approved Plant List” below or specifically listed as approved by the Architectural Review Committee. Should any plant exceed 25 feet, it must be pruned in a symmetrical manner.
- All Palm Trees and Pine Trees (except those plants on the approved plant list)
- Olive trees
- Mexican Palo Verde trees (*Parkinsonia aculeate*)
- Oleanders – except for dwarf varieties
- Fountain Grass
- Bermuda Grass (*Cynodon dactylon*)
- Desert Broom
- Italian Cypress
- Salt Cedar (*Tamarisk*)
- Red Brome Grass
- Buffel Grass
- Malta Starthistle
- Saharan Mustard
- Onionweed (*Asphodelus fistulosus*)

APPENDIX O - TROON NORTH

ARCHITECTURAL DESIGN REVIEW CONSULTANT CHECKLIST

Lot _____ Sub-Association _____ Phase _____

_____ **Pre-Design Meeting**
Date (Corrected) _____
Deficiency _____

_____ **Schematic Design Meeting**
Date (Corrected) _____
Deficiency _____

_____ **TNA ARC Schematic Design Review**
Approval (Corrected) _____
Deficiency _____

_____ **TNA ARC Design Development Review**
Approval (Corrected) _____
Deficiency _____

_____ **TNA ARC Final Design Review**
Approval (Corrected) _____
Deficiency _____

_____ **TNA ARC Final Design Review Letter of**
Approval (Corrected) _____
Deficiency _____

_____ **1st Site Inspection – Prior to Grading; Staking of House or Project (by surveyor)**
Deficiency _____ (Corrected) _____

_____ **2nd Site Inspection - Site and Retaining Walls Throughout (set back certified)**
Deficiency _____ (Corrected) _____

_____ **3rd Site Inspection – After Pouring of the Slab (all stem walls as well)**
Deficiency _____ (Corrected) _____

_____ **4th Site Inspection - Finished Framing & Flashing (strap and shear)**
Deficiency _____ (Corrected) _____

_____ **5th Site Inspection - Finished Exterior Roofing, Cladding, Windows, Doors**
Deficiency _____ (Corrected) _____

_____ **6th Site Inspection - Final Inspection for Landscaping and Construction Barrier Removal**
Deficiency _____ (Corrected) _____

_____ **Verify with Troon North Association Manager that all Fines & Association Fees are paid.**

_____ **Final Inspection Approval Date**

APPENDIX P - TROON NORTH

EXTERIOR & LANDSCAPING LIGHTING

In keeping with the Estate/Rural character of Troon North, lighting levels are to be kept low and conserve the character of the natural desert landscape. Lighting must, at a minimum, meet City of Scottsdale “Environmentally Sensitive Lands Ordinance” (ESLO) requirements.

City of Scottsdale:

The use of lighting should be integrally designed as part of the built environment and should reflect a balance for the lighting needs with the contextual ambient light level and surrounding nighttime characteristics of our community. In conjunction with the Zoning Ordinance, recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA), in the IESNA Lighting Handbook (current edition), should be considered when determining appropriate lighting design solutions. All exterior lighting design require the approval of the Development Review Board (DRB)

Lighting should provide a sense of personal safety in active areas of the site; allow for an even distribution of illumination in commonly used vehicular and pedestrian areas; and highlight architectural features of significance and meaning during nighttime hours.

Recommended light level guidelines and uniformity ratios established in the Illuminating Engineering Society of North America (IESNA) Lighting Requirements should be used, along with predominant lighting characteristics of the surrounding area when determining appropriate lighting design solutions.

Lighting should not interfere with the night-time views of the desert, surrounding mountains or night skies. Lighting must not be unsightly, offensive, detrimental, a nuisance to, or directed at any surrounding owners, occupants or other properties in the vicinity including common areas.

Illumination of walking surfaces shall be designed with the lowest safe intensity and shall not exceed the IESNA standards referenced above and by the City of Scottsdale (identified below).

In general, lighting shall be directed downward (exception to specific landscape features), recessed, or shielded from direct view, so that the light source is not visible and concealed from view.

Owners are encouraged to consider whether any Sub-Association requirements may apply.

DEFINITIONS

Foot Candle(fc): a unit of illuminance on a surface that is measured one (1) foot from a uniform point source of light of one candle and equal to one lumen per square foot.

Illumination: the act of illuminating or supplying with light; the state of being illuminated.

Lumen: A unit of luminous flux, equal to the amount of light emitted per second in a unit solid angle of one steradian from a uniform source of one candela.

Watt: A unit for measuring electrical power.

EXTERIOR BUILDING ILLUMINATION

The following criteria shall be utilized when selecting and designing exterior building lighting.

Unless noted otherwise, exterior light fixtures shall be surface mounted sconce type fixtures. When adjacent to a walking surface, fixtures must be mounted with the lowest protruding part a minimum of 80" clear (to avoid head injury) above the finished walking surface.

Except for high-density developments, covered patio areas may utilize ceiling mounted recessed "hi-hat" type fixtures. These fixtures shall be spaced no less than ten (10) feet in each direction.

Alternatively, illumination levels may be designed for the minimum safe activity and task levels per the IESNA standards, typically 1.5 - 5 fc (foot candles). Photometric documents prepared by the owner's architect, engineer or lighting designer may be submitted to the ARC for review and if acceptable, approval.

Light fixture finish and color must be complimentary to overall building aesthetic. Typically, fixtures must be brown, matte black, bronze, dark bronze. Where appropriate and if requested by the homeowner, and on an individual basis, variances to fixture color may be reviewed by the ARC for review and if acceptable, approval.

The ARC shall review the provided documents and take one of the following actions: approve, approve with conditions, deny, or table the submission pending additional information.

Lighting shall incorporate lamps (bulbs) of a **warm white** character and fall within 2,700 - 3,000 kelvin (K) color temperature with a Color Rendering Index (CRI) of 90+.

Under no circumstances may exterior lighting color temperature exceed 3,000 kelvins (k).

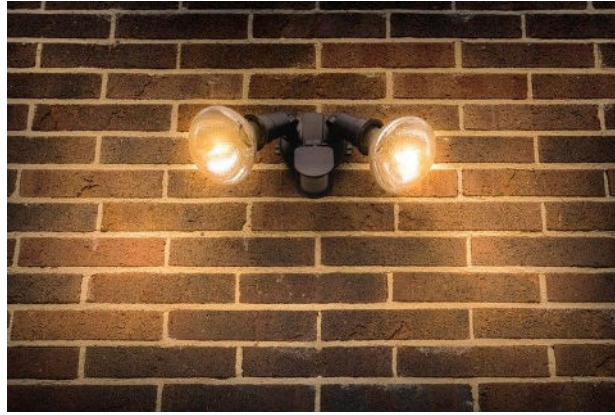
- a. Incandescent fixtures shall not exceed 40 watts.
- b. LED fixtures shall have a lumen output of 500 lumens or less.
- c. Compact fluorescent fixtures shall not exceed 14 watts.

Bistro lighting (string lights) is prohibited.

Post-mounted lighting is prohibited.

Colored or color changing lighting is prohibited, except in connection with Holiday lighting (see below)

Wall, eave, soffit, fascia, roof, or other house mounted spot or flood and security type fixtures are prohibited. Example below.



EXTERIOR LANDSCAPE ILLUMINATION

The following criteria shall be utilized when selecting and designing exterior landscape lighting.

Light fixture finish and color must be complimentary to overall building aesthetic. Typically, fixtures must be brown, matte black, bronze, dark bronze. Where appropriate and if requested by the homeowner, and on an individual basis, variances to fixture color may be reviewed by the ARC for review and if acceptable, approval.

The ARC shall review the provided documents and take one of the following actions: approve, approve with conditions, deny, or table the submission pending additional information.

Lighting shall incorporate lamps (bulbs) of a **warm white** character and fall within 2,700 - 3,000 kelvin (K) color temperature with a Color Rendering Index (CRI) of 90+.

LED lighting: 250 lumens max per fixture.

Halogen lighting: 20 watts max per fixture

Note: Compact Fluorescent type fixtures are not permitted to be used for exterior landscape lighting.

Colored lights are not allowed, except in connection with Holiday lighting (see below).

Spotlights are not permitted only flood type fixtures may be used.

Post-mounted lighting is prohibited.

Wiring must be fully buried. Photocells, terminal, and junction boxes shall be hidden from direct view.

Solar lighting fixtures are encouraged.

Tree mounted down lighting shall be installed to eliminate glare, with no more than three (3) fixtures per tree.

Building up lighting fixtures must be louvered type fixtures flush with grade and mounted with light source below grade (well lights).

- All fixtures must be placed in a location that minimizes glare from the light source.
- All up lighting shall be purposeful, meaning each fixture should be directed at specific landscape features as opposed to using one fixture to illuminate a general area.
- The purpose of up lighting is to highlight specimen plantings and natural rock boulders, as allowed in the Scottsdale ESLO ordinance.

EXTERIOR PATHWAY, SIDEWALK, DRIVEWAY, SITTING & PATIO ILLUMINATION

Exterior pathway/sidewalk/driveway areas shall be designed to allow for safe occupant and visitor travel to and from the building. These areas shall comply with the minimum safe illumination levels as outlined by the City of Scottsdale and per the IESNA criteria as follows.

City of Scottsdale Estate / Rural Area Lighting Criteria

| | | |
|-----------------------|-----------------------------------------------------|--------------|
| Ambient Light Levels | 1.5 fc Average | 6 fc Maximum |
| Light Trespass Limits | 0.3 fc measured at 6' above grade at property line. | |

Light fixture finish and color must be complimentary to overall building aesthetic. Typically, fixtures must be brown, matte black, dark charcoal gray, bronze, dark bronze. Where appropriate and if requested by the homeowner, and on an individual basis, variances to fixture color may be reviewed by the ARC for review and if acceptable, approval.

The ARC shall review the provided documents and take one of the following actions: approve, approve with conditions, deny, or table the submission pending additional information.

Lighting shall incorporate lamps (bulbs) of a **warm white** character and fall within 2,700 - 3,000 kelvin (K) color temperature with a Color Rendering Index (CRI) of 90+.

| | |
|-------------------|----------------------------|
| LED lighting: | 250 lumens max per fixture |
| Halogen lighting: | 20 watts max per fixture |

Note: Compact Fluorescent type fixtures are not permitted.

Colored lights are not allowed, except in connection with Holiday lighting (see below).

Generally, pathway fixtures shall be spaced twelve (12) feet apart (on center) and driveway lighting fixtures shall be spaced twenty-five (25) feet apart (on center).

The property owner shall minimize hot/bright spots/areas and endeavor to provide an aesthetic and uniform safe lighting path based on the above City of Scottsdale Estate/Rural light level criteria.

Alternatively, illumination levels may be designed for the minimum safe activity and task levels per the IESNA standards, typically 0.5 - 2 fc (foot candles). Photometric documents prepared by the owner's architect, engineer or lighting designer may be submitted to the ARC for review and if acceptable, approval.

The ARC shall review the provided documents and take one of the following actions: approve, approve with conditions, deny, or table the submission pending additional information.

Post-mounted lighting is prohibited.

Wiring must be fully buried. Photocells, terminal, and junction boxes shall be hidden from direct view.

Solar lighting fixtures are encouraged.

Pathway, driveway, and patio fixtures shall have a maximum height of eighteen (18) inches exposed above finished grade or floor surface upon which it is mounted. Taller walkway/pathway bollards with indirect cutoff illumination patterns may be submitted to the ARC as an alternative for review and approval.

Step lighting fixtures shall be louvered or of a “cut off” design so that lamps/bulbs are not visible and do not cause glare.

HOLIDAY LIGHTING

Troon North Association encourages a tasteful presentation of holiday lighting, the following guidelines are hereby provided.

Lights are allowed around window frames, soffit/eave lines and landscaping.

Luminarias will be allowed along driveways and patios, however, paper luminarias with candles are not allowed due to potential fire danger. Care must be taken that luminarias do not blow away or litter adjacent properties.

Holiday lighting/decorations will be allowed starting the Wednesday prior to Thanksgiving and must be taken down by January 15.

Halloween lighting/decorations will be allowed October 15 – November 3.

Lighting/decorations for other holidays may be installed no more than one (1) week prior to the holiday and must be removed three (3) days after the holiday.

Exterior holiday music is not allowed except for exterior music for personal and social enjoyment at the outdoor living spaces (i.e., patios, terraces, pool, etc.) provided it does not disturb the neighbors in adjoining properties.

COMMERCIAL LIGHTING

Sign lighting must be off by 10:00pm daily.

Commercial lighting and signage may comply with the City of Scottsdale lighting and sign ordinances.

Commercial lighting designs and signage must be submitted to the Troon North ARC for review and approval. The ARC shall review the provided documents and take one of the following actions: approve, approve with conditions, deny, or table the submission pending additional information.

POOL, SPORTS COURT, AND FOUNTAIN LIGHTING

Pool lighting shall be designed per applicable codes. Colored lighting may be utilized for the interior of swimming pools.

Fountain/water feature underwater lighting must be 250 lumens or less. If multiple light sources are installed, the property owner must submit drawings illustrating the fountain/water feature and lighting design along with a fixture schedule indicating type of lamps/bulbs used, wattages, lumens, and color temperature not exceeding 3,000k and have a Color Rendering Index (CRI) of 90+.

Exterior sports courts such as basketball, tennis, and pickle ball shall not have exterior lighting. Illuminated night play is prohibited.

APPENDIX Q - TROON NORTH

SECURITY CAMERAS

A single security camera may be placed in the front entry area to show the space at the front entry and/or the walkway to the front entry. The camera's view may not extend past the property line in all directions, with the exception of street access. Cameras may also be placed where access to the home or garage is to be monitored. Placement shall not be greater than ten feet (10'-0") above the finish grade next to the house below the camera.

Cameras placed on the sides or the back of homes where the view may be of adjacent property, is prohibited. Fixtures are to be brown, bronze, matte black or painted to match the exterior color of the home.

To request approval for a security camera, file a 'Remodel and Improvement Request' (see *Appendix B*); this form must be completed and submitted to the Troon North Association office for review by the Architectural Review Committee and concurrence. Include digital photos of the house where cameras are to be considered. Approval must be granted prior to the installation of such equipment.

APPENDIX R - TROON NORTH

SPORT COURTS

It is the position of the Troon North HOA that sports court approval is a privilege, and the use thereof shall not in any way create a nuisance to the neighboring homeowners. Play time shall be limited to hours that do not disturb neighboring homeowners.

Should the use of any sports court, including basketball equipment, become a nuisance, the Troon North Board of Directors shall issue a notice of violation to the homeowner. Subsequently, should the homeowner not immediately rectify the nuisance issue(s), the Troon North Board of Directors may issue fines as follows:

| | |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| First Violation | Written notification of violation. Within 10 days, Homeowners must provide written response indicating that the nuisance violation has been rectified and will not continue. |
| Second Violation | \$250 fine |
| Third Violation | \$500 fine |
| Subsequent Violations | \$1,000 fine for each violation. |

1. All new or alterations of sport courts require ARC approval prior to construction, or installation. Sub-Associations may be more restrictive and prohibit sport court installations. Owners are encouraged to consider whether any Sub-Association requirements may apply.
2. Sports court installations are permitted where the lot size will sufficiently accommodate the court. Sports courts are required to be installed with a minimum setback of fifteen (15) feet from the side property lines and thirty (30) feet from rear property lines. Sport courts are not permitted in front yards (Corner lots are a special exception and will be reviewed as such).
3. Sports Court surface colors are limited to green with white striping. Special requests may be submitted to the ARC for review and action. Where appropriate and requested on an individual basis, variances to surface color may be reviewed by the ARC.
4. Sports Court lighting is prohibited.
5. Sports Courts shall be completely fenced with mesh wind screening installed. Mesh wind screening shall be green, or black in color. Fencing shall not exceed ten (10) feet in height at each end and six (6) feet between the two service lines on the two sides.

- a. CMU or concrete walls may be installed below fencing to a maximum height of three (3) feet above the finished grade.
- b. Fencing shall be vinyl coated black or dark green chain link as is typically utilized for tennis and other sports courts, covered by mesh wind screens, see example below.
- c. Where appropriate and requested on an individual basis, variances to fence and screen color may be reviewed by the ARC. The ARC shall review the color request and take one of the following actions: approve, approve with conditions, deny, or table the submission pending additional information.



6. Landscaping material shall be placed along the outside perimeter of the fencing and shall completely hide the court from view of neighbors and streets. Landscape drawings/plans and plant lists shall be submitted at the same time as the sports court drawings/plans. Incomplete packages will not be reviewed.
7. Sports Courts shall be designed to self-drain storm water and may not discharge onto adjacent lots.
8. Sports court approval is a privilege, and the use thereof shall not in any way create a nuisance to the neighboring homeowners. Play time shall be limited to hours that do not disturb neighboring homeowners.

Allowable Sports Court Hours of Operation - 7:30 AM to Sunset

APPENDIX S – TROON NORTH

Roller Shutters Screens for Security and Sun Protection

Rolling Shutters/Screens may be utilized for security and sun protection. Installation on new and existing residences requires the approval of the Troon North ARC.

- **New Construction:** Rolling Shutters/Screens proposed for new construction must be integrated into the design and be fully recessed into overhangs or soffits. Exposed canopy boxes are not approved for new construction.
- **Alterations / Existing Residences:** Retrofit Rolling Shutters/Screens proposed for existing residences shall be integrated and recessed into existing overhangs and soffits where possible. Where recessing the canopy box is not possible, canopy boxes shall be mounted to the underside of window/door and covered porch headers and be recessed back from the exterior of the residence wall to the greatest extent possible.

Surface mounted canopy boxes shall be prohibited unless no other option is available. In such cases, ARC approval of the canopy design geometry and location will be required.

Canopy boxes and rolling shutters/screens shall be of a design and color as follows and shall compliment the aesthetic nature of the residence.

Frame & Shutter Color: Frame & shutter colors shall be selected to match/compliment the home color scheme and window frames of residence color as much as possible to eliminate or reduce strong color contrasts. Soft, subtle contrast of the same color, and hue are preferred. White is not permitted.

Screen Color: It is recommended that the screen color be selected to match/compliment the window frames and residence color as much as possible to eliminate or reduce strong color contrasts and glare. Silver aluminum screens or any screen that creates glare is not permitted.

Allowable screen colors are dark bronze, charcoal, brown. Bold or bright colors are not permitted. All screen selections must be submitted to the Troon North HOA ARC for approval.

The following shutter/screen designs may be appropriate:

Covered Porch Installation mounted to underside of Header/Beam



Surface mounted shutters/screen canopy boxes may be utilized when no other option is available.



Fully recessed screens and shutters are to be used for new construction.

