

Serenity

Custom Homesites

DESIGN GUIDELINES

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0.0 Introduction

0.1 The Grayhawk Philosophy

Congratulations on your purchase of a custom homesite in Serenity at Grayhawk. This document will serve as a guide through the design and development of your homesite. The intent of the following guidelines is to foster a partnership in design where your ideas and dreams become a reality consistent with the Grayhawk vision of casual elegance within the beautiful Sonoran Desert. As a result, these design guidelines have been crafted to allow for maximum flexibility, with the anticipated outcome of a unique, creative homesite design.

While Grayhawk is a diverse community, consisting of several character areas, they are all bound by the common theme of a built environment that harmoniously interacts with the natural environment. This concept is implemented in two ways. First, the architecture and related elements are designed to reflect the diverse history of desert living in the American Southwest. Residential scale and massed forms complement the low-lying desert foliage and terrain. Soft, muted colors blend with the natural palette of desert hues. Bolder accent colors mimic the vivid desert blooms appreciated throughout the year. "Natural" materials such as stucco, stone, clay and exposed wood accents are encouraged. Shaded patios and trellises serve as functional and attractive transitions from the built to the natural environment.

Another manner in which nature and the built environment are intermingled is by promoting the idea of an "indoor/outdoor" lifestyle at Grayhawk. Windows, patios and porches are oriented for the enjoyment of spectacular sunsets, remarkable mountain backdrops and temperate breezes. Shaded porches and landscaped areas allow for the enjoyment of the desert, even in the warm summer months. Sunny courtyards create the perfect spot to read a book or enjoy a meal during the mild seasons. Outdoor activities are encouraged by a multitude of recreational amenities offered at Grayhawk, such as a trails system and various types of pocket parks. These amenities further serve as social hubs, both within each neighborhood and on a larger scale within Grayhawk as a whole.

The following guidelines were established to ensure the quality of lifestyle described above. The guidelines are specific enough to create boundaries in which to design, yet flexible enough to allow for innovation and creativity within those boundaries. Grayhawk has organized the Grayhawk Architectural Committee for the critique and ultimate approval of your design. The committee has two main goals, and will work within the design guidelines to achieve these goals. The committee's first goal is to ensure adherence to the spirit and character of the Grayhawk philosophy, while maintaining an

interesting and diverse neighborhood. A second goal is to lead you through the design process in a positive, expedient manner, and facilitate the design of your dream home within Serenity at Grayhawk. The committee is afforded the flexibility to make both objective and subjective decisions. These decisions will be made within the framework of this document and will be based on both the merit of your design as an individual concept and the integration of that concept into the surrounding neighborhood.

Included with the design guidelines are expectations for your homesite design and an outline of the procedure for your review. Timely adherence to the review process is critical to the success of your home design. For this reason, review requirements, procedures and time frames are spelled out in great detail. It is important to note that City of Scottsdale and other municipal agencies' requirements and procedures exist beyond the Grayhawk review process. This document does not and cannot supersede the authority of these entities. If a conflict exists, the stricter regulations take precedence. For this reason, it is recommended that you employ the services of a registered architect and/or a licensed contractor to guide you through the review process.

1.0 Site Planning

The Serenity Custom Homesite Design Guidelines were created with the intent to preserve and complement the character and beauty of the natural Sonoran Desert habitat. Site planning, or the layout of the homesite improvements and buildings, is the critical first step toward accomplishing this goal. Site planning should ultimately take advantage of natural amenities such as view corridors, breeze corridors, vegetation stands, and washes, while providing a functional, aesthetically pleasing homesite environment.

Grayhawk has made every effort to create these guidelines in a manner consistent with City of Scottsdale requirements. However, it is the responsibility of each homesite owner to ensure compliance with any and all applicable City of Scottsdale requirements, including the Environmentally Sensitive Land Ordinance (ESLO), which is a blanket ordinance created to ensure responsible development of desert land. Approval of plans, documents or other applications by the Grayhawk Architectural Committee does not assure compliance with city regulations and/or requirements and conversely, approval by City of Scottsdale agencies does not ensure approval by the Grayhawk Architectural Committee.

Serenity will be graded on a lot by lot basis. No mass grading will occur within Serenity. Individual homesites will be graded by the builder only after final approval of the design and construction schedule by the Grayhawk Architectural Committee and after applicable city and/or county permits have been obtained. Homesites not under construction will remain in their natural desert condition until final Grayhawk Architectural Committee and city approval. Grayhawk will not provide any improvements beyond utility stubs to an individual homesite; all improvements will be the responsibility of the homesite owner and/or builder.

1.1 Development Envelope

Grayhawk has designed a development envelope for each homesite that bounds the area of improvement and/or disturbance. The envelope for your particular homesite can be found on the plot plan that has been provided. The development envelope was designed to take advantage of the natural features occurring on each individual homesite, and also considers the relationship of the layouts among several homesites in a given area and their effect on the streetscape, view corridors and common areas. The development envelopes, therefore, are considered to be an integral part of Serenity's neighborhood design and should be utilized in the existing configuration. If a custom homesite owner wishes to amend the development envelope, all changes must be made in accordance with applicable City of Scottsdale regulations. Furthermore, the amended development envelope must undergo a separate approval process

with the Grayhawk Architectural Committee, and review of all other items regarding that lot will be temporarily halted until a suitable configuration is approved. The development envelope, as configured, allows for adherence to City of Scottsdale requirements regarding minimum setbacks.

All improvements and/or disturbance must occur within the development envelope. When considering an individual homesite, the development envelope has been designed to preserve natural features such as washes, view corridors and vegetation. It is suggested that the layout of improvements within the development envelope also take these features into consideration. Other factors to consider when locating components such as homes, pools, entry drives and ancillary structures are visibility from surrounding areas, solar orientation and relationships with neighboring homesites.

1.2 Natural Area

Each custom homesite is comprised of three distinct areas: the Natural Area, the Transitional Area and the Private Area (Fig. 1 – See Appendix A for figures). The area of a homesite outside of the development envelope is considered Natural Area Open Space, or Natural Area, per City of Scottsdale regulations. Other than necessary disturbance from utility and driveway construction, Natural Areas may not incur any disturbance. The suggested development envelopes have been designed to allow for Natural Areas in conformance with City of Scottsdale requirements. Furthermore, the Natural Areas flow between the homesites, eliminating any obvious, geometric lot lines. Upon final design approval, the custom homesite owner is required by the City of Scottsdale to execute and record a Natural Area Open Space easement, which precludes disturbance of the area.

1.3 Private Area

The Private Area includes those portions of the homesite which are permanently screened from surrounding properties due to landscaping or site walls. Private areas may include courtyards, pool areas and patios (Fig. 1). Enclosed areas that are visible from neighboring properties due to the use of a view fence are not considered to be Private Areas, and must conform to Transitional Area requirements, as described below.

1.4 Transitional Area

The Transitional Area lies within the development envelope, between the Natural Area and the Private Area and/or the residence. The Transitional Area is the visible, functional portion of the lot surrounding the structure and is enveloped by the Natural Area. Hardscaped areas and functional areas that are not screened from view of surrounding properties are considered to be part of the Transitional Area, as are re-landscaped areas that are within the development envelope. The Transitional Area can include parking areas, carports, driveways, patios, pathways and any open, visible portion of the homesite that is not considered Natural Area (Fig. 1).

1.5 Protected Plants

Protected Plants include desert vegetation that must be protected according to City of Scottsdale regulations. These include certain native tree and cactus species of a given size. Improvements should be located to avoid these species whenever possible and integrated into the landscape plan whenever possible. The Grayhawk Architectural Committee must approve plans for transplanting these species, and it is recommended that desert plant salvage professionals be consulted prior to transplanting any desert vegetation. Before sitework begins, each custom homesite owner is required by the City of Scottsdale to submit a Notice of Intent to Clear Land and obtain a Native Plant Permit to salvage all protected plant species within the development envelope that need to be moved. The homesite owner is responsible for adherence to all City of Scottsdale regulations regarding protected plant species.

1.6 Sitework

As discussed in prior sections, the suggested building envelope has been laid out to take advantage of existing natural features, vegetation, view corridors and site drainage. Therefore, no excessive excavation or fill will be approved on a homesite, and the grading must be designed to minimize disruption to the site. The homesites within Serenity contain relatively little elevation change, so excavation should be limited to that necessary for structure foundations and underground utility connections. Building pads cannot be more than three feet (3') above adjacent natural grade. The homesite should be graded in a manner that creates a natural and gradual transition from the house pad to the surrounding Natural Area. If it is determined that, in the judgment of the Grayhawk Architectural Committee, there has been sitework performed that is not in accordance with these policies, the homesite owner will be required to return the site to its previous condition and further construction will be halted until a satisfactory remedy has been approved by the Grayhawk Architectural Committee.

In extreme cases, extensive grading and use of retaining walls may be required. Any slopes that do not appear natural in appearance will not be approved. If retaining walls are necessary, they should be architecturally consistent with the home. Retaining wall heights must adhere to applicable City of Scottsdale regulations.

Where possible, homesite owners are encouraged to take advantage of existing natural drainage by routing watershed from within the building envelope into existing washes. In many cases, site drainage must be taken to a specific engineered point of the homesite. This information will be indicated on the homesite plot plan. Site drainage must be designed to minimize disruption to the custom homesite. Drainage should be routed to adjacent properties only through natural drainage patterns or at pre-determined engineered

locations. The custom homesite owner is responsible for adhering to any and all City of Scottsdale regulations regarding drainage.

All salvageable protected plants within the development envelope must be left in place or relocated on-site. Salvaged native plants may be relocated within Private, Transitional or Natural Areas. If for any reason protected plants are destroyed or permanently removed, the custom homesite owner will be required to replace these plants with a similar plant in size and type as deemed appropriate by the Grayhawk Architectural Committee.

1.7 Driveways/Parking

In most cases, driveway access points will be determined by the development envelope location. Driveways should be no wider than twelve feet (12'), except at the garage, carport and/or turn around apron. At the intersection with the subdivision street, the driveway should be flared to accommodate vehicles' ingress and egress (Fig. 2). Semi-circular entry drives to the custom homesite may be approved by the Grayhawk Architectural Committee. If a semi-circular driveway design is preferred, the impact on the streetscape must be taken into consideration. Landscaping and architectural features should be integrated into the design to ensure an entry that is of proper character for the Serenity subdivision.

Each custom homesite shall contain parking for at least two vehicles in an enclosed garage, plus two on-site guest spaces (Fig. 2). The additional parking may be paved or softscaped with stabilized decomposed granite. While two additional spaces are mandated, it is suggested that the custom homesite owner provide additional spaces as necessary to properly park all vehicles that come and go on a regular basis. Low walls, landscaping, mounding or a combination of these elements must be used to screen the additional parking. Permanent unscreened parking or additional parking that is visible from the street and adjoining properties will not be approved.

1.8 No Visible Equipment

Any mechanical or associated equipment, or refuse and storage areas that may be visible from surrounding properties, including streets, golf course property, common areas and adjacent homesites must be permanently screened from view. Mounding, low walls, landscaping and/or location may be used for this purpose. Equipment that is typically mounted on rooftops such as antennae, satellite dishes or solar collectors should be completely hidden from view of all surrounding properties, especially those at higher elevations.

1.9 Setbacks

It is the responsibility of the homesite owner to ensure compliance with City of Scottsdale building setback regulations.

There are other considerations regarding setbacks when locating structures on a homesite. These considerations include impact on the streetscape, golf course and common areas. Grayhawk encourages

unique streetscapes, where structures are set back at different distances and angles to create interest and diversity. Residential use contiguous to golf courses and common areas creates some potential hazards and nuisances. No structure shall be permitted which would detract from or visually obstruct the play of golf, including audio features. Where applicable, custom homesite owners should consider errant golf balls, activity associated with golf tournaments, or noise and activity caused by golf course maintenance when determining setbacks.

2.0 Architecture

While architectural creativity and diversity are encouraged, there is a unifying character that embodies the Grayhawk philosophy. Contemporary interpretations of traditional Southwestern architectural styles such as Pueblo, Mission, Ranch and Territorial form the basis for the overall character of Serenity. Soft, flowing lines, natural materials, informality, hierarchical massing and horizontal proportions should be incorporated into custom home design. The timeliness of traditional materials used in their historic context will establish the foundation of quality expected in the Serenity neighborhood. The following section has been created to guide architectural design in this direction without limiting creative design ideas.

2.1 Size

Home designs are expected to exceed three thousand square feet (3,000 sf) of conditioned living area. Specific approval from the Grayhawk Architectural Committee must be received if lesser square footage is desired.

2.2 Building Heights/Massing

Massing should be carefully considered in the design of a home. A home should consist of several distinct masses that vary in height and volume, and are situated to provide height variation and horizontal setbacks on all elevations (Fig. 3). The character and size of the home should determine the number of distinct masses. In general, no more than the core 1/3 of the mass of a home may reach the maximum allowable heights as described in the following paragraph (Fig. 3). The remaining structure must step down at intervals to provide the desired height differentiation.

When properly massed, single-story, limited second story and multi-level or stepped designs are acceptable. In order to maintain appropriate proportions with the surrounding desert terrain, and to protect view corridors, golf course frontage and the privacy of adjacent homesites, the design of second stories should be carefully considered. Home designs with second stories must meet all height restrictions as described in this document, and architecture and massing should be used to minimize the impact of the second story from surrounding views. The Grayhawk Architectural Committee will pay special attention to the location of second story windows, balconies and view decks as they relate to golf frontage and views into surrounding properties. Landscaping and the orientation of the home within the development envelope can be used to mitigate negative effects on adjacent properties.

The maximum height of a structure in Serenity cannot exceed twenty-four feet (24') as measured from adjacent natural grade (Zone A). Additionally, per City of Scottsdale ordinance, homes within

five hundred feet (500') of the centerline of the Deer Valley Road alignment must not exceed twenty-four feet (24') in height from the lowest natural grade existing on the entire homesite (Zone B). Please refer to Appendix H for the building height zone map and list of allowable building heights by lot number. It is the responsibility of the homesite owner to comply with any City of Scottsdale regulations regarding maximum building heights.

2.3 Roofs

The roof design should emphasize the massing of the home and, if applicable, minimize the effect of the second story from surrounding views. The pitch on any roof should not exceed 4/12. Principal roof types include gently pitched and flat designs. Front facing open gables are discouraged where their presence will result in excessive expanses of plain wall. Flat roofs may be used in combination with pitched roofs to add character and define separate sections of the home (Fig. 4). Flat roof sections must include a parapet that conceals the roof's surface, skylights and any rooftop equipment from surrounding views including those from higher elevations. The roofs of porches, carports or overhangs must be fully integrated with the overall design and roofed with similar or complementary materials.

Acceptable roofing materials include a range of earth-tone clay or concrete tiles in blended or muted colors. No painted, surface glazed tile or "S" tiles will be permitted. Alternate materials may be permitted subject to Grayhawk Architectural Committee approval. Additional roofing materials which may be used include copper, stone and metal, and are subject to Grayhawk Architectural Committee approval. The roof surface and the inside of the parapet walls of flat roof designs must be non-reflective and of the same color as the structure walls below. All rooftop accessories, such as vents and flashing, should be painted to match the roof color unless decorative materials such as copper are integrated into the design.

The color of roofs must conform to the color standards set forth in these Design Guidelines which include only muted, light to middle range values of the desert.

Gutters and downspouts must be designed as an integral part of the structure, and remain unseen from surrounding views.

2.4 Elevations

The design of home elevations within Serenity should incorporate architectural elements consistent with the traditional southwestern styles mentioned in the opening of this section. Excessive ornamentation is discouraged. Instead, the articulation of light and shadow created by recessed windows, portals, porches and doorways should be used to create interest. Ornamentation should be limited to functional, structural and shade-producing elements such as exposed beams and rafters at roof overhangs, lintels over windows, columns,

and trellis work (Fig. 5). Landscaping and natural looking contours should help define the character of the elevations of a residence and are considered integral to the overall design. In no case should the second story (if applicable) be emphasized by design of the elevations. The level of attention to detail exhibited on the main elevation of a residence must remain consistent on every elevation of the residence.

2.5 Entrances

Entries to the home and other structures should be designed on a human scale (Fig. 6). Porches, trellises or overhangs are encouraged to provide refuge from the desert climate and create an inviting transition from the desert to the residence. Courtyards, landscaping and hardscaping can also be used as integral design elements to entry areas (Fig. 2). Monumental scale entries will not be approved. Porte' Cocheres, unless designed on an intimate scale, are strongly discouraged.

Security gates or doors are permissible with approval of the Grayhawk Architectural Committee. Such gates or doors should be modest in ornamentation, colored to be compatible with the residence, and should use design cues from other Grayhawk elements such as view fences.

2.6 Exterior Materials

Exterior wall surfaces should be predominantly constructed of natural materials. Masonry, stucco, adobe, stone (real or synthetic) or combinations of these materials are encouraged. When stucco is incorporated into the home design, soft rounded edges and corners are encouraged. The integration of stucco textures commonly found in production housing or commercial applications, such as Spanish lace or mechanically applied dash finish, are not permitted. Exterior materials systems should be energy efficient, durable to the extreme heat and sun of the desert climate, of low reflective values and of low maintenance. Additional materials should be used as accents, such as stone around window and door openings, or cover sections of a home completely, such as entire rooms or massed sections of stone. When additional materials are incorporated into the home design, all elevations of a particular section must be treated with the same attention to detail.

Accent materials should be chosen from the same palette of materials described above, with the addition of wood. It is important to consider durability and maintenance where wood accents or architectural elements are desired. Accent materials should be used with restraint and never seem too decorative or formal. All accents must be appropriate and not appear tacked on or out of place. Termination of accent materials must occur at an inside corner (Fig. 7). All elevations of the residence must be treated with the same regard and hierarchy when employing accent materials.

When designing details such as columns, trellises and decorative accents, it is important to create these elements in correct proportion to the main structure. For example, if columns are desired, they should be substantial enough to appear as if they are actually supporting a roof or overhang, but not dominate the facade. Trellises, porches and overhangs should never look fragile when viewed in relation to the main structure. Grayhawk encourages the use of architectural elements such as columns, corbels and beams only in logical places where they appear functional. Architectural elements that appear to be "planted on" are discouraged.

Per the City of Scottsdale, no highly reflective finishes are permitted on the exterior of a home (not including windows and hardware). The homesite owner is responsible for adherence to all regulations on this matter. Reflective finishes detract from the soft, muted desert pastels. The residence should complement the surrounding desert, not dominate it. Reflectivity is discussed further in Section 2.8 Windows and Section 2.13 Colors of this document.

2.7 Building Projections

All projections from a residence or other structure must match or complement the color of the surface from which they project. Chimneys must appear entirely architectural and any pre-fabricated metal terminations must be screened from surrounding views. Wall mounted exterior utility boxes, including electrical panels, irrigation clocks and landscape lighting timers, must be inset flush with the structure walls and must be placed in inconspicuous locations or in a utility yard which is screened by walls. All other projections must be contained within the building envelope and appear to be an integral part of the home design in scale, color, architectural character and material.

2.8 Windows

Window design must incorporate several factors, including aesthetics, heat gain and energy efficiency concerns, and the quality and type of the windows themselves. Recessed window openings, combined with other features such as overhangs and trellises, will aid in reducing heat gain and create interesting patterns of light and shadow on the home's elevations (Fig. 8). Furthermore, recessed windows create a more substantial looking design. Overhangs should be used to further shade windows and reduce heat gain and glare.

In addition to shading and recessing windows to eliminate heat gain, glazing type should be considered. Insulated, double pane glass with low 'E' values (combined with appropriate interior window treatments) should be incorporated into the home design. However, while mirrored windows may also aid in reducing heat gain, they are considered too reflective and their use will not be approved. Shade screens and awnings may be used to further reduce heat gain and energy consumption, but must be compatible with the design of the

home and are subject to review by the Grayhawk Architectural Committee. Shade screens mounted flush with the exterior wall surface, or screens or awnings of gaudy or contrasting colors will not be approved.

The size and number of west facing windows should be considered with extra attention to solar and heat gain issues. Tree placement and window treatments will help to counteract the intense heat gain of late desert afternoons and sunsets, and allow for more flexibility when designing windows into west facing walls.

The appearance of the windows themselves is an important design factor. High quality windows that are substantial in both function and appearance should be chosen. If mullions are preferred, they should be an integral part of the window construction. Mullions that appear to be obviously tacked on will not be approved. As with all finishes and details in the Serenity neighborhood, windows on all elevations of the home should be of the same quality and type to create consistency when seen from different vantage points.

2.9 Skylights

While skylights are not prohibited within Serenity, the Grayhawk Architectural Committee will carefully review the placement and number of skylights incorporated into the home design. If desired, skylights must be flat or low domed, with a lens color that does not contrast with the roof. Flashing and framework around the skylight must be colored to match the surrounding roof material. Interior lighting in the vicinity of a skylight should be directed in a manner that the light does not project into the night sky. The custom homesite owner is responsible for compliance with all City of Scottsdale exterior lighting requirements, including interior light spill over.

2.10 Garages

Garage design should carefully consider the position of the garage on views from the street and surrounding properties (Fig. 2). Relationships with both the home design and with the placement of garages on nearby properties are important. Angled or side entry garages or garages set back substantially from the plane of the home are preferred (Figs. 9 and 10).

The garage doors chosen for the home should be of a sturdy, durable quality and appearance. The suggested material for garage doors is wood and certain metal styles. Alternate materials may be approved by the Grayhawk Architectural Committee upon review. Garage door colors should never contrast sharply with the predominant color of the home. Garage doors are not allowed to span more than two bays. Windows in the garage doors are prohibited unless measures are taken to eliminate any spill over of light from the garage interior into the night sky. Furthermore, garage doors must be recessed in

the same manner as window openings to further break up any flat planes.

2.11 Carports

Carports may be constructed for additional vehicular parking. The design of the carport must be an integral feature of the architectural concept. The carport should not appear as if it has been "tacked on" to the residence and should appear sturdy. Prefabricated carport kits are not allowed in the Serenity neighborhood. In no instance will an open carport be designed or used as a storage area. Lighting for carports must be compatible with the exterior lighting guidelines (section 2.15).

2.12 Ancillary Elements

Elements such as courtyards, patios, gazebos, outdoor fireplaces, water features, view decks and porches add interest to the home design and provide functional areas for enjoyment of the outdoors. These items can be integrated into the homesite design with careful attention to several issues. Whether attached or detached, ancillary elements must be designed to be architecturally consistent with the rest of the home, and all applicable guidelines must be followed. Proportion, scale and material selection must all adhere to the appropriate sections of these guidelines. Attached elements should be integrated with the main structure and not appear to be tacked on. The scale of these items should enhance the massing of the home (Fig. 11). Detached elements should incorporate complementary building and accent materials, and use landscape and hardscape to create a visual bridge between the detached structure and the main structure (Figs. 2 and 12).

Porches, patios and view decks must be designed so that the visual impact of outdoor furniture is kept to a minimum from the golf course, neighboring homesites and common areas. Walls, landscaping and/or mounding can be used to accomplish this. If raised view decks are desired, visual impact becomes more critical, and the applicant should clearly demonstrate screening techniques to be employed.

2.13 Guest Houses

Guest houses, where permissible per City of Scottsdale regulations, must be architecturally consistent with the main residence. Their placement on the homesite must be carefully considered. A visual connection between all elements situated on the homesite should be created by the use of site walls, courtyards or landscaping (Fig. 12). Guest houses should be of an appropriate scale and never dominate or be severely overshadowed by the main residence.

2.14 Color Palette

The color palette chosen for Serenity is made up of rich and varied colors and hues that enhance and complement the colors of the native desert. Suggested predominant or base exterior colors should be muted earth tones. Slightly bolder accent colors may be used sparingly and tastefully, with Grayhawk Architectural Committee

approval. Suggested predominant or base colors are illustrated in Appendix G. The colors represented in Appendix G are intended to meet the City of Scottsdale's requirements for maximum light reflective values. However, it is the homesite owner's responsibility to obtain proper approvals and ensure adherence to the City of Scottsdale's applicable regulations.

There are several factors to consider when choosing colors for a residence, including the scale of the architectural component (such as a wall or a roof), the texture of an architectural component, and the proximity of the structure in relation to other differently colored structures or architectural components. A highly textured surface will cause a color to seem darker when compared to the same color on a less detailed surface. For example, a smooth stuccoed wall will appear lighter than a heavily textured wall. Furthermore, colors can seem dramatically different at different times of the day or when compared with different colored elements of a nearby residence. When choosing colors, these factors should be integrated into the decision making process. When more than one color or texture is approved on a single structure, changes must occur at an inside corner.

The color requirements will apply to all exterior surfaces of the house and related structures, including but not limited to walls, parapets, roofs and fences. If an alternate color from Grayhawk's color palette is desired, a sample of a size deemed appropriate by the Grayhawk Architectural Committee must be submitted for approval. The Grayhawk Architectural Committee also reserves the right to request a sample that shows the color in relation to adjacent materials. Materials to be used in their natural color, such as stone or wood, may be subject to Scottsdale's requirements for maximum reflective light values.

2.15 Exterior Lighting

The exterior lighting guidelines (landscape lighting is discussed in section 3.10) were created in order to ensure a consistent nighttime streetscape, and to minimize the impact of exterior lighting on the night sky, per the ESLO. Each residence is required to have a minimum of two exterior fixtures. The main entry to the home should be adorned by at least a single fixture. And the address identification located at the main entry drive must be lighted. These fixtures must incorporate a shielded light source and are to remain on from dusk till dawn and must be controlled by a photocell. The Grayhawk Architectural Committee may approve additional exterior lighting. Lighting in private areas, including interior lighting, should never be bright enough or be directed in a manner that washes the night sky when seen from the street or adjacent homesites or common areas.

Security lighting is permissible with certain restrictions. Any lighting installed for this purpose should be connected to a motion detector and a timer. Security lights are not permitted to stay on for more than ten (10) minutes at a time. Furthermore, the motion detector must not be so sensitive that it activates consistently throughout the night, creating a nuisance for surrounding properties. The color of the fixtures themselves must be painted to match or complement the main structure, and they should be placed under eaves or in other obscure areas where they are not easily seen in the daylight hours.

Fluorescent, mercury vapor and colored lighting are not acceptable for any exterior lighting.

2.16 Mailboxes

Mailboxes are required to be placed at the intersection of the street and the entry drive to the custom homesite (Fig. 2). The design of the mailbox should be substantial and consistent with the architecture, material and color of the residence. The mailbox enclosure should be used to incorporate the homesite identification number, which must remain lighted during the night. Exact placement of mailboxes must adhere to City of Scottsdale and U.S. Postal Service requirements.

2.17 Miscellaneous

Flagpoles are prohibited within Serenity. Artwork that can be seen from adjacent properties must gain specific approval from the Grayhawk Architectural Committee. Driveway entry gates may also be allowed with committee approval.

3.0 Landscaping & Hardscaping

The goal of this section is to allow flexibility and individual expression within visible landscape areas while maintaining an appropriate amount of continuity with the surrounding desert, and to preserve native desert areas. Factors such as water conservation, solar exposure, pollen production, and the relationship to immediate surroundings should be considered when designing the landscaping. The most prominent factor to consider, though, is the preservation of the native desert. The character of the natural desert environment is the dominant theme in the Serenity neighborhood and should be preserved wherever possible. Therefore, Grayhawk has designed a suggested development envelope that keeps disturbance to a minimum and leaves the most outstanding features of the natural desert untouched. Any outstanding natural features that occur within a development envelope should be considered an amenity, and therefore incorporated into the homesite design.

3.1 Natural Area

The Natural Area that surrounds the building envelope is considered Natural Area Open Space and its use is governed by ESLO. This area must remain natural desert in accordance with the City of Scottsdale regulations and no disturbance is permitted. Removing or adding plant materials, creating walkways or trails, trimming, and adding irrigation are prohibited. However, any existing scarred areas within the Natural Area must be replanted in a manner consistent with natural desert vegetation. A minimum amount of revegetation is permissible in the Natural Area, but must be implemented in strict accordance with City of Scottsdale regulations. The indigenous vegetation does not require additional irrigation, which could threaten the health of native plants, attract undesirable insects, and aid in the spread of weeds and other invasive plants. Each custom homesite owner is responsible for adhering to the applicable City of Scottsdale regulations.

3.2 Private Area

The Private Area is the portion of the homesite which is not visible from the street, neighboring homesites, golf course frontage and common areas, including courtyards, atriums, pool areas or walled rear and side yards. Private Areas allow the homesite owner the opportunity to create a varied landscape environment with approved non-desert vegetation.

A list of non-indigenous plants approved for Private Areas appears in Appendix F. Private Areas are the only areas that may incorporate unrestricted turf grass into the plant palette. Plants not permissible in Private Areas include those that may grow too tall, produce allergens or attract pests.

3.3 Transitional Area

The Transitional Area, which may be visible from the street and adjacent properties, lies between the undisturbed Natural Area and the residence and/or Private Areas. The Transitional Area serves several functions. From a landscaping point of view, the Transitional Area creates a gradual transition between the types and densities of the indigenous plant materials in the Natural Area and the approved non-indigenous plant materials permitted within the Private Area. It can also be used to enhance and accent the entries to the site and the home, and any other significant architectural features. Finally, the Transitional Area serves as a functional part of the homesite, containing hardscape elements such as driveways, parking areas, walkways, patios and turf.

The plant palette for the Transitional Area is illustrated in Appendix F, and has been expanded from that of the Natural Area to include some non-indigenous but low water use plants. The additional plant species should be utilized as accents around entries, driveways, pathways or patios. Large revegetated expanses within Transitional Areas should contain plant types and densities consistent with the Natural Area. Irrigation systems within the Transitional Area must be carefully designed to limit overspray and runoff into the Natural Area.

3.4 Prohibited Plants

The prohibited plant materials identified in Appendix F include species with characteristics which are contrary to the character of the native desert due to allergen production, excessive height, excessive growth, high water demands and other undesirable traits. These plants are not allowed under any circumstances.

3.5 Contouring

Contouring the Transitional Area is perhaps as important as the plant selection and placement in establishing a natural desert landscape and creating a smooth transition to Natural Areas. Contouring is encouraged as a suitable means to mitigate grading for the building pad, driveway and other built elements. Contouring, as opposed to retaining walls is the preferred method of restoring cuts and fills necessary in the grading process. Contours should begin immediately at the foundation of the residence and continue to the boundary of the natural area. Preferred contours will emulate the gently rolling desert terrain found throughout Grayhawk. Slopes of 3:1 or flatter are recommended. A combination of meandering low mounds and shallow swales will create this look. Wherever contours are tied into another area, such as Natural Areas, adjacent lots, hardscape or buildings, they should flow freely. The Grayhawk Architectural Committee will not approve unnatural terminations of contouring.

It is important to consider drainage issues with contour design. Drainage should always be routed away from the residence and into a natural wash or engineered point indicated on the plot plan. If water cannot be routed toward natural drainage, attempts should be

made to direct it toward vegetation in the Transitional Areas that would benefit from additional water. If drainage swales are necessary in the routing of water, they should be designed to look and feel like natural desert washes. The homesite owner is responsible for conformance to all City of Scottsdale regulations regarding drainage.

3.6 Turf

In order to comply with City of Scottsdale regulations, turf shall be limited to Private Areas and in limited amounts in Transitional Areas. If turf is desired in Transitional Areas, it should be restricted to functional uses such as for a cooling effect or recreational areas adjacent to the home. Turf in Transitional Areas should always be placed adjacent to the home. Turf "islands" will not be approved. While hybrid Bermudas may be acceptable, Common Bermuda is prohibited due to its invasive nature.

3.7 Hardscape

Hardscape is considered to be those areas that are paved in any manner. Patios, pool decks, driveways and walkways are all typical hardscape items. These areas should be laid out to flow with the topography of the site. The contouring of the site and the layout of the residence will often dictate circulation patterns and subsequent hardscape areas. Hardscaped elements, especially driveways and walkways, should follow the natural contours of the homesite whenever possible. If grading is necessary, these items should be tied into adjacent contouring in a natural looking manner.

Hardscape materials should follow the same guidelines as any materials used in the improvement of the custom homesite in the Serenity neighborhood. Durable, natural looking materials are preferred. If concrete is desired, it must be treated in a decorative fashion by using integral color, exposed aggregate, scoring patterns or stamped patterns. Other materials that are suitable include unit pavers, flagstone pavers, clay or rustic brick tiles, or artificially hardened decomposed granite. Materials that meet Grayhawk color specifications and are rustic in character are also acceptable with Grayhawk Architectural Committee approval. Materials or designs that are not architecturally consistent with the residence will not be approved.

The weathering capability and durability of hardscape materials should be considered carefully. The harsh desert sun can bleach or fade many materials, and in some cases, ultraviolet rays can break them down structurally. For instance, wood decks will require extensive initial protection and frequent maintenance. Vehicular and pedestrian traffic can also lead to a deterioration of certain materials. Grayhawk encourages use of durable, low maintenance materials.

3.8 Ground Cover

Ground cover, or "softscape," is utilized over the disturbed and re-graded areas of the site. The desired softscape is indigenous, decomposed granite found throughout the Grayhawk site. It is recommended that the top layer of material excavated from the desert floor during construction be stockpiled for re-use in the Transitional Areas of the homesite. Decomposed granite ground cover on contoured Transitional Areas will provide a seamless buffer from the Natural Areas, through the Transitional Areas, to the residence. Other commercially available decomposed granites are permissible if they match the color and size of the native decomposed granite found throughout Grayhawk. If alternate granite is desired, a sample must be submitted to Grayhawk for approval. Screened granite, artificially crushed rock, river rock and artificially colored rock will not be approved.

Surface select, granite boulders are permissible within Serenity at Grayhawk. Aged, rounded specimens are preferred. The scale of the boulders chosen must be proportioned with the surrounding landscape. Scarred boulders should be chemically treated with a weathering agent such as Eonite or Permeon. If boulders other than native granite are preferred, a sample must be approved by the Grayhawk Architectural Committee. Boulders must be dug into the ground plane in a natural fashion, and never just set on top of the ground plane.

3.9 Irrigation

Grayhawk requires that an underground, automatic irrigation system be installed in all landscaped areas (but never in the Natural Area). The use of an underground drip irrigation system rather than spray systems will be required in most landscape situations, especially Transitional Areas where over-spray or over-watering could have a negative effect on the natural desert. Spray irrigation is limited solely to turf grass areas. Irrigation equipment such as controllers, valves and piping should not be visible from the street, neighboring properties or common areas. If this is not possible, they should be installed flush with the ground elevation, hidden by landscaping and/or painted in a manner that detracts attention from them.

3.10 Landscape Lighting

The use of landscape and pathway lighting is permissible in Serenity for safety and accent purposes. Landscape lighting levels should conform to all City of Scottsdale ESLO requirements. Landscape lighting systems must be low voltage and should create a soft effect. All fixtures are required to cast light downward, and should never be aimed at the street, neighboring properties, golf course or common areas. Lights installed for the purpose of tree accents must be mounted in the tree in a manner where the fixture is not easily visible and must be projected downward. Fixtures must be of commercial or industrial quality. Plastic fixtures and colored bulbs are not allowed.

Transformers and junction boxes must be hidden from view of the streets, neighboring properties, common areas and golf course property.

3.11 Swimming Pools/Spas

Swimming pool and spa design should conform to all applicable regulations regarding safety and aesthetic matters. Pools should not be placed in areas directly visible from the street or adjacent properties (Fig. 2). Pool equipment such as pumps and filters must be screened from view, and measures must be taken to mitigate their noise (especially on golf course homesites). All diving equipment, pool volleyball or basketball equipment, slides or other pool recreational equipment must not be visible from the street or adjacent properties.

3.12 Sport/Tennis Courts

Where allowed, sport and tennis courts should be fenced and sited for minimal visual impact from the street or from neighboring properties. Protection for the Natural Area must be provided. The construction of sport/tennis courts below grade will help to reduce the need for fencing. No sport/tennis court lighting will be allowed. If a homesite owner desires a sport court, and the lot dimensions allow for it per City of Scottsdale regulations, the applicant must clearly demonstrate how the facility minimizes visual impact from neighboring properties.

3.13 Fences and Walls

Site walls help to define various character areas of a homesite. These walls can be used to delineate pool areas, courtyards, etc., and to hide mechanical areas and parking areas (Fig. 2). Solid site walls should be stucco, stone or decorative masonry where privacy is desired. Walls should be constructed with appropriate thickness and scale, being at least eight inches (8") thick. Walls should match the architectural character of the residence in color, material and character. Angular patterns and long straight runs should be avoided in favor of meandering, curvilinear layouts. In no case should a site wall exceed six feet (6') in height from adjacent grade.

In areas where view fences are desirable, painted wrought iron or another durable material should be used in combination with the approved wall materials discussed above. Homesite owners should take design cues from around the Grayhawk site. Chain link fencing is not permitted. Please note that the installation of a view fence instead of a solid wall may cause adjacent patios or courtyards to be deemed as Transitional Areas rather than Private Areas, thereby limiting the flexibility of landscaping options.

In most cases, the suggested building envelope layout will not allow for property line walls. This will help to create a corridor of natural desert that flows throughout the neighborhood. If deemed appropriate, property line walls should be architecturally compatible with every homesite they border.

3.14 Special Considerations

Landscaping of golf course homesites which would in any way physically or visually obstruct golf play is not permitted. No enhanced protection such as nets, high walls or landscaping of excessive heights is permitted. Architectural elements such as gazebos, ramadas, outdoor fireplaces and site walls must be compatible with golf course use. Homesites that have golf course frontage will be reviewed with extra scrutiny for such items.

4.0 Architectural Committee Review Procedures

NOTE: The applicant is responsible for adherence to all applicable City of Scottsdale and other municipal design and construction regulations and requirements. If a conflict exists between a Grayhawk Architectural Committee standard as addressed in this document and a City of Scottsdale or other municipal requirement, the stricter of the requirements should take precedence. In no instance shall this document supercede any municipal requirements.

4.1 Review of Plans

The Grayhawk Architectural Committee shall conduct reviews of plans and specifications during regularly scheduled meetings. All responses to submittals will be conveyed to the applicant in writing. Because of the visual nature of design, members of the Grayhawk Architectural Committee will not discuss results of the reviews over the telephone. Any concerns a homesite owner may wish to express in reference to issues contained in the Grayhawk Architectural Committee's response to a submittal must be addressed to the Grayhawk Architectural Committee in writing, with accompanying diagrams where appropriate.

4.2 Pre-design Meeting

Prior to preparing preliminary plans for any proposed improvement, it is mandatory that the homesite owner or representative thereof meet with the Grayhawk Architectural Committee to explore any questions regarding design character and construction issues within Serenity at Grayhawk. The committee and the homesite owner or representative shall review the plot plan. The plot plan includes information on topography, building setbacks, easements, native plant survey and NAOS information, development envelope, driveway locations and utility locations. The intent is to resolve any questions the homeowner or representative thereof may have with this information before starting preliminary design.

4.3 Development Envelope

All amendments to the development envelope must be pursued after the Pre-design Meeting and before the Preliminary Submittal. Approval of the amendment must be gained from the Grayhawk Architectural Committee before the preliminary submittal phase of design review. The homesite owner or representative thereof must provide five (5) copies of a site plan illustrating the current and proposed development envelopes, the impact of the change on natural features, preliminary locations of all structures and the impact of these structures on view corridors. The homesite owner or representative thereof must also provide evidence that the reconfiguration complies with applicable City of Scottsdale ESLO regulations. An additional fee indicated on the application form must accompany the completed *Development Envelope Amendment* application form (Appendix C). The Grayhawk Architectural Committee reserves a twenty (20) calendar day turnaround time for review of development envelope amendments.

4.4 Preliminary Submittal

Following the Pre-design Meeting, the following exhibits are to be submitted to the Grayhawk Architectural Committee along with the design review fee as set from time to time by the Grayhawk Architectural Committee, as indicated on the application form.

All preliminary plans shall include five (5) sets of the following:

Approvals Checklist referenced in Appendix B.

Request for Architectural Review (application) referenced in Appendix D.

Site Plans: Submit the site plans at no less than 1" = 20' with the following information clearly illustrated:

- ✓ the home and any detached guest homes, garages or other structures
- ✓ pools and spas
- ✓ fences and walls
- ✓ driveway areas
- ✓ guest parking areas
- ✓ mechanical yards and storage areas with screening
- ✓ utility locations
- ✓ property lines
- ✓ development envelope
- ✓ applicable City of Scottsdale setbacks
- ✓ NAOS areas
- ✓ native plant salvage plan
- ✓ grading plan illustrating existing and proposed topography
- ✓ drainage plan
- ✓ relationships with adjacent properties and structures

Survey: Submit the survey at no less than 1" = 20' with the following information clearly illustrated:

- ✓ prepared by licensed surveyor or civil engineer
- ✓ homesite boundaries and total area
- ✓ utility locations
- ✓ existing topography
- ✓ setbacks
- ✓ native plant survey
- ✓ utility locations
- ✓ development envelope configuration and total area
- ✓ immediate surrounding properties
- ✓ curb/street locations
- ✓ washes and other terrain features/amenities

Preliminary Landscape Plans: Submit the landscape plans with the following information at the same scale as the site plan.

- ✓ Natural, Transitional and Private Areas and square footages
- ✓ preliminary plant layout
- ✓ proposed plants and sizes
- ✓ driveways, walkways, patios, parking areas and dimensions and proposed materials for each
- ✓ retention areas, washes and drainage ways
- ✓ pool, water feature or spa locations
- ✓ walls and fences
- ✓ play structures and tennis courts
- ✓ turf areas
- ✓ proposed landscape border methods/materials
- ✓ boulders
- ✓ contours, swales and berms

Architectural Plans: Submit the architectural plans with the following information at a scale of no less than 1/8" = 1'0":

- ✓ roof plan and floor plan with estimated square footages noted
- ✓ all exterior elevations with both existing and proposed grade lines that illustrate adherence to height restrictions
- ✓ indication of all exterior materials and color scheme

The Grayhawk Architectural Committee design review fee in an amount specified by the Grayhawk Architectural Committee and indicated on the application form.

Any ***accessory improvements/structures*** contemplated on the homesite must be shown on the preliminary submittal.

Any ***additional drawings, materials or samples*** as may be requested by the Grayhawk Architectural Committee.

To assist the Grayhawk Architectural Committee in its evaluation of the preliminary plans, the Grayhawk Architectural Committee may request ***preliminary staking*** at the locations of the corners of the residence, major improvements or other areas within the homesite.

4.5 Review/Approval

Upon completion of the preliminary submittal to the Grayhawk Architectural Committee by the homesite owner, the Grayhawk Architectural Committee will review the packet and provide a written response to the homesite owner within thirty (30) calendar days.

4.6 Final Submittal & Review

Following Preliminary Approval, the following exhibits are to be submitted to the Grayhawk Architectural Committee for Final Approval:

All final plans shall include five (5) sets of the following:

Construction Area Plan per Section 5.2 of this document and an approximate time schedule indicating starting and completion dates of construction, utility connection, completion of landscaping work and anticipated occupancy date.

Revised Site Plan at a scale not less than 1" = 20' with the following items clearly illustrated.

- ✓ the home and any detached guest homes, garages or other structures
- ✓ pools and spas
- ✓ fences and walls
- ✓ driveway areas
- ✓ guest parking areas
- ✓ mechanical yards and storage areas with screening
- ✓ utility locations & connections
- ✓ property lines
- ✓ development envelope
- ✓ applicable City of Scottsdale setbacks
- ✓ NAOS areas
- ✓ native plant salvage plan
- ✓ grading plan illustrating existing and proposed topography
- ✓ drainage plan
- ✓ relationships with adjacent properties and structures
- ✓ finished floor elevations of all interior and exterior slabs

Revised Architectural Plans: Submit the architectural plans with the following information at a scale of no less than 1/8" = 1'0". The following apply to all structures located on the homesite:

- ✓ roof plans (including skylight locations and screening methods)
- ✓ floor plans with square footages indicated
- ✓ all exterior elevations and details with both existing and proposed grade lines that illustrate adherence to height restrictions
- ✓ all site wall sections and details indicating wall heights and locations
- ✓ details of all exterior decks, porches, trellises or patios indicating screening methods where applicable
- ✓ cross sections of the structures indicating existing and proposed grade lines on the site and adherence to height restrictions
- ✓ structured wiring plan as indicated section 6.0 of this document
- ✓ clearly defined methods of screening mechanical, refuse, storage, and parking areas (may also be appropriate to include in landscaping submittal)

- ✓ entry features including gates and walls
- ✓ exterior lighting

One (1) sample each of the following on a 1/8" thick, 3' x 4' board (where applicable) clearly marked with the homesite owner's name, filing date and Serenity homesite number and manufacturer's information and/or specifications:

- ✓ exterior materials/finishes (stone, stucco texture, etc.)
- ✓ driveway, walkway and patio materials
- ✓ site wall treatments
- ✓ roof tile
- ✓ accent materials
- ✓ window and skylight glazing
- ✓ exterior and landscape light fixtures specifications
- ✓ exterior windows, doors, gates, skylights and garage door specifications
- ✓ mechanical equipment specifications
- ✓ exterior color scheme with color samples and reference numbers
- ✓ ground cover (unless native granite is used)

Fully executed and notarized **Natural Area Easement** as required by the City of Scottsdale.

4.7 Exterior Building Corners

The Grayhawk Architectural Committee may request on-site staking (by the homesite owner) of exterior building corners of the proposed residence or other structures and major improvement areas, including the driveway, fences, pools, etc. All plants proposed for transplanting shall be tagged.

4.8 Final Approval

Final approval by the Grayhawk Architectural Committee shall be issued in writing within thirty (30) calendar days. Approval of the preliminary submittal does not ensure approval of the final submittal. The Grayhawk Architectural Committee retains the right to make changes in the final submittal that were not made in the preliminary submittal. There will be three possible designations resulting from the review. These include **approved, conditionally approved and not approved**. An explanation of the designation and a statement on how to proceed will accompany the written Grayhawk Architectural Committee response.

4.9 Building & Native Plant Permit

It is the responsibility of the homesite owner or representative thereof to secure all applicable permits from the appropriate municipal jurisdiction. Construction documents (working drawings and specifications) are to be in accordance with the final design and plans approved by the Grayhawk Architectural Committee. Before

start of construction, copies of the building and native plant permits shall be submitted to the Grayhawk Architectural Committee.

4.10 Subsequent Changes

Additional construction, landscaping or other improvements to a residence or homesite after Grayhawk Architectural Committee approval must be submitted to the Grayhawk Architectural Committee for further approval prior to making such changes and/or additions. The homesite owner or representative thereof will be responsible for any additional Grayhawk Architectural Committee expenses directly related to the review of the changes.

4.11 Resubmittal of Plans

In the event of any disapproval by the Grayhawk Architectural Committee of either a preliminary or a final submittal, a re-submittal of plans should follow the same procedure as an original submittal. An additional design review fee may be due at the time of re-submittal as required by the Grayhawk Architectural Committee.

4.12 Progress Inspections

The Grayhawk Architectural Committee may inspect all work in progress at any time, and serve the homesite or representative thereof with a notice of non-compliance. Absence of such inspection and notification during the construction period does not constitute either approval of the Grayhawk Architectural Committee with work in progress or compliance with these Design Guidelines.

4.13 Completed Work

Upon completion of any residence or other improvement for which final approval was given by the Grayhawk Architectural Committee, the homesite owner or representative thereof shall give written notice of completion to the Grayhawk Architectural Committee, a certified statement indicating compliance to building height restrictions and a copy of the executed NAOS easement dedication.

Within a period of ten (10) calendar days from receipt of such written notice of completion from the homesite owner or representative thereof, the Grayhawk Architectural Committee or a representative of the Grayhawk Architectural Committee, may inspect the residence and/or improvements. If all work is deemed satisfactorily in compliance with the conditions of final approval of the Grayhawk Architectural Committee, a written Statement of Compliance for the residence will be issued by the Grayhawk Architectural Committee, and all obligations to the design review process will have been satisfied. If it is found that such work was not done in compliance with the final approved submittal, the Grayhawk Architectural Committee shall immediately notify the homesite owner or representative thereof in writing of such non-compliance. The written notification shall specify the reasons for determining non-compliance, and shall require the homesite owner or representative thereof to remedy these items.

If, upon the expiration of thirty (30) calendar days from the date of such notification by the Grayhawk Architectural Committee, the owner or representative thereof has failed to remedy such non-compliance, the Grayhawk Architectural Committee shall notify the homesite owner or representative thereof that it may take such action to remedy the non-complying improvements as is provided for in the Design Guidelines, including without limitation injunctive relief or imposition of a fine.

4.14 Non-waiver

The approval of the Grayhawk Architectural 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 Grayhawk Architectural Committee under these Design Guidelines, including a waiver by the Grayhawk Architectural Committee, 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.

4.15 Right of Waiver

The Grayhawk Architectural Committee reserves the right to waive or vary any of the procedures or standards set forth herein at its discretion.

4.16 Construction Deposit

To assist the Grayhawk Architectural Committee in ensuring compliance with these Design Guidelines and the applicable provisions of the Grayhawk and Retreat CC&R's, and with any and all plans approved by the Grayhawk Architectural Committee and any conditions to such approvals imposed by the Grayhawk Architectural Committee, each builder or contractor (a "Builder") must, before beginning any construction or other work within Serenity, post with the Grayhawk Community Association a cash deposit in an amount specified by the Grayhawk Architectural Committee. Unless otherwise specified by the Grayhawk Architectural Committee, the cash deposit required in each instance will be \$2,000.00; however, the Grayhawk Architectural Committee may, in its sole discretion based on such factors as it deems appropriate to consider (which may include, without limitation, the nature, scope and expense of the work to be done by the Builder), set the amount of the required cash deposit either higher or lower, or waive the deposit requirement. No Builder shall commence any work within Serenity until the required cash deposit has been delivered to the Grayhawk Community Association.

Should it become necessary for the Grayhawk Architectural Committee or the Grayhawk Community Association (or both) to take any action to cure or correct any violation of these Design Guidelines, any applicable provisions of the Grayhawk or Retreat CC&R's, any plans approved by the Grayhawk Architectural Committee and/or any conditions to such approvals imposed by the Grayhawk Architectural Committee, the cash deposit may be used to

pay the costs thereof. However, neither the cash deposit nor the amount thereof shall be deemed to limit the liability of the Builder or any other responsible party for any such violation or the costs of curing or correcting same.

Such cash deposit (or any remaining balance thereof, if any portion thereof was used to cure or correct any violation) shall be returned to the Builder who deposited same upon receipt of a Notice of Completion signed by the applicable Owner and upon satisfactory completion of all requirements of the Final Construction Review.

The Grayhawk Community Association shall not be obligated to pay interest on any such cash deposit. The Grayhawk Community Association shall be entitled to commingle any such cash deposit with other funds of the Association, and shall not be deemed a fiduciary with respect to any such cash deposit.

The Grayhawk Community Association shall return the construction deposit no more than 14 days after issuance of a statement of compliance letter.

4.17 Start of Construction

Upon receipt of written approval from the Grayhawk Architectural Committee, and receipt of the Construction Deposit, the homesite owner or representative thereof, must diligently proceed with the commencement and completion of all improvements in accordance with the approved submittal, satisfying any conditions or stipulations imposed by the Grayhawk Architectural Committee. The homesite owner and/or builder shall satisfy all conditions and commence the homesite improvements in accordance with the approved plans within one (1) year from the date of such approval. Before such commencement, though, the homesite owner must submit a copy of the *Acknowledgement and Understanding of the Construction Regulations* as they appear in section 5 of this document. If the homesite owner or representative thereof shall fail to comply with the one (1) year period, any approval previously given shall be revoked unless the homesite owner or representative thereof submits an extension request to the Grayhawk Architectural Committee prior to the expiration of the one year period. At this time, the Grayhawk Architectural Committee will review the proposal, and may require amendments based on any subdivision conditions that have changed since the initial approval. The homesite owner may at this time be subject to any amendments to this document that were not applicable at the time of initial submittal.

Unless otherwise approved, the homesite owner or representative thereof shall complete the construction, reconstruction, refinishing or alteration of the foundation and all exterior surfaces (including the roof, exterior walls, windows and doors) of any improvements on the homesite within one (1) year after commencing construction thereof,

except and for so long as such completion is rendered impossible or would result in great hardship to the homesite owner or representative thereof due to strikes, fires, national emergencies or natural calamities. If a homesite owner or representative thereof fails to comply with this paragraph, the Grayhawk Architectural Committee may notify the Grayhawk Community Association of such failure, and the Grayhawk Community Association, at its option, shall either complete the exterior of all structures and landscaping in accordance with the approved plans or remove the improvement, and the homesite owner or representative thereof shall reimburse the Grayhawk Community Association for all expenses incurred in connection therewith.

5.0 Construction Regulations

In order to protect all residents, guests, personal and real property including the golf courses, streets, common areas and the natural desert during construction activities, the following Construction Regulations will be enforced. These regulations shall be made a part of the construction contract document specifications for all improvements on a custom homesite within Serenity. All builders, subcontractors, homesite owners and other persons shall be bound by these regulations. Any violation shall be deemed to be a violation by the homesite owner.

The homesite owner or representative thereof (including but not limited to general contractors and architects) shall coordinate and schedule all construction activities so as to minimize interference, interruption and nuisance to residents, golfers and guests at Grayhawk. This includes but is not limited to activities that restrict the use of streets, sidewalks, common areas and golf course property (where applicable).

5.1 Pre-construction Conference Prior to commencing construction, the homesite owner or representative thereof must meet with the Grayhawk Architectural Committee to review construction procedures and coordinate construction activities within Serenity at Grayhawk.

5.2 Construction Area Plan Before beginning any construction activity on a custom homesite, the homesite owner or representative thereof shall provide a detailed plan that clearly states how the natural desert will be protected (as stated in section 4 of this document), and the areas in which all construction activity will be confined, including: size and location for construction material storage, limits of excavation, drive areas, parking, chemical toilet location, temporary structures, dumpster, storage of debris and construction materials, fire extinguishers, utility trenching and construction signage. This plan should identify the methods of protection, such as fencing, flagging, rope, barricades or other means to be set up prior to commencement of construction. A signed copy of the current version of the Construction Regulations must be included with the Construction Area Plan.

5.3 Conservation of Native Plants Homesite owners and representatives thereof are advised of the fact that the homesites and open space contain valuable native plants and other natural landscaping features that should be absolutely protected during construction, including natural washes and plant materials.

Materials that cannot be removed should be marked and protected by flagging, fencing or barriers. The Grayhawk Architectural Committee shall have the right to 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. The homesite owner must comply with all City of Scottsdale regulations regarding native plant protection.

5.4 Other Property Damaged

Damage and scarring to other property including, but not limited to, open space, other homesites, roads, driveways and/or other improvements will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the person causing the damage or the homesite owner. If repairs are not conducted in a timely manner, the Grayhawk Community Association reserves the right to perform said repairs and lien the property for the value of the repairs. Upon completion of construction, each homesite owner or representative thereof shall clean the construction site and repair all property which was damaged including, but not limited to, restoring grades, planting shrubs and trees as approved or required by the Grayhawk Architectural Committee, and repair streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing. All paint, concrete, etc., cleanup shall occur on-site. Cleanup should not occur in the streets, nor should any cleanup occur that would cause concrete, paint, mortar or other debris or residue to wash into adjacent property or into Natural Areas.

5.5 OSHA Compliance

All applicable Occupational Safety and Health Act (OSHA) regulations and guidelines must be strictly observed at all times.

5.6 Fire Safety

All homesites are required to have at least one fire extinguisher on-site at all times.

Smoking

Smoking is restricted to paved or cleared areas only with all cigarette butts to be disposed of in a receptacle designated specifically for that purpose or in a vehicle ashtray. If workers are taking advantage of the privilege to smoke on the property, smoking will be prohibited throughout Serenity.

Spark Producing Activities

All personnel engaging in activities that produce sparks: welding, metal cutting, grinding, etc., are required to keep a minimum of two five-gallon buckets of water and one charged, working fire extinguisher (seven pound minimum) within ten feet at all times.

Construction Vehicles

Every construction vehicle is required to have a minimum of one charged, working fire extinguisher (seven pound minimum) on board at all times.

Fires

Absolutely no fires for the purpose of construction activities are permitted anywhere in Grayhawk!

<i>Emergency Service</i>	In the event of fire, call “911” immediately for emergency assistance.
<i>Observation</i>	Any homesite owner, builder or subcontractor that does not observe the Fire Safety Rules will immediately lose their right to work within the Serenity subdivision at Grayhawk.
5.7 Construction Site	The Grayhawk Architectural Committee will work closely with the homesite owner or representative thereof to determine the best possible location of construction facilities. All construction access, storage, staging, etc. must occur within the development envelope.
<i>Fencing</i>	The area of disturbance must be fenced with a 6’ chain link temporary enclosure during the period of construction. At no time shall the area of disturbance extend outside of the development envelope boundaries.
<i>Construction Trailers, Etc.</i>	Construction trailers may be utilized for field offices or for storage with proper approval. Any homesite owner or representative thereof who desires to bring a construction trailer or field office shall indicate the location, size, color, graphics, services, parking, temporary landscaping, temporary utility locations etc. on the construction area plan for approval by the Grayhawk Architectural Committee prior to installation of such facilities. Such temporary structures shall be placed only in a location approved by the Grayhawk Architectural Committee and shall be removed immediately upon completion of construction.
<i>Storage</i>	All materials, tools, supplies, equipment, vehicles, etc. shall be kept in a storage yard or parking facility except when actually required for use in construction. All storage yard sites shall be fenced and screened in an approved manner and all materials shall be neatly stacked.
<i>Sanitary Facilities</i>	Each homesite owner or representative thereof shall be responsible for providing drinking water and adequate sanitary facilities for construction workers. Portable toilets shall be located on the homesite and remain there until all construction activities are complete. Use of golf courses, information center and common area restrooms and facilities is strictly forbidden.
<i>Signage</i>	One (1) sign showing builder information is mandatory for identification purposes (Fig. 13). This sign may contain additional information. The Grayhawk Architectural Committee has sign designs on file with Graphic Directions (252-9094) for your convenience. The sign should be placed in a conspicuous location toward the front of the homesite. An 8.5” x 11” sketch illustrating adherence to this policy and indicating the text is required as a part of the preliminary submittal. Homesites that are purchased by a

custom home builder for resale may use this sign design for sales purposes, and can therefore post it before the design review process. Additional subcontractor, supplier or other signage is prohibited within Serenity. Signage indicating the homesite number will already be posted.

Parking Areas

Construction crews will not park on, or otherwise use, other homesites or open space. Private and construction vehicles and machinery shall be parked only in areas designated by the Grayhawk Architectural Committee, as illustrated on the construction area plan. All vehicles will be parked so as not to inhibit traffic or cause damage to the natural landscape. The north and west sides of the streets will be designated for overflow construction parking. Overflow construction parking shall never inhibit a reasonable flow of traffic through Serenity.

5.8 Debris and Trash Removal

Construction sites shall be maintained in a safe, clean and orderly condition at all times! A six foot (6') chain link fence must be installed at the perimeter of the development envelope to aid in containing trash. Each homesite must have a metal, commercial style dumpster capable of holding a week's worth of construction debris on site at all times. Homesite owners and/or builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site once a week or more as deemed appropriate by the Grayhawk Architectural Committee. Lightweight materials, packing and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site. Homesite owners or representatives thereof are prohibited from dumping, burying or burning trash anywhere on the homesites. Dirt, mud or debris resulting from activity on each construction site shall be promptly removed from public or private roads, open spaces, driveways or other portions of Serenity. The Grayhawk Architectural Committee reserves the right to inspect the construction site for these issues at any time.

5.9 Construction Access

The homesites within Serenity are located within gated villages of Grayhawk. All construction personnel, equipment and vehicles will require a current pass to access the construction site. Homesite owners or representatives thereof shall be responsible for distributing all passes to its personnel, subcontractors, suppliers, guests, etc. Homesite owners or representatives thereof shall be responsible for all damages, accidents, injuries, etc. caused by or resulting from the actions and/or negligence of any persons or entities permitted access to a Grayhawk gated community by issuance of a pass, or otherwise on-site at the owner's or contractor's request. Construction access to individual homesites must occur where the permanent access will occur. In most cases, the development envelope configuration will

govern this. No area outside of the development envelope should be cleared for access.

5.10 Construction Hours

Construction activities will be restricted within Serenity to the hours of 5:30 a.m. to 6:00 p.m. Monday through Friday. Construction hours on Saturday and Sunday are from 8:00 a.m. to 3:00 p.m. unless other hours are designated by the Grayhawk Architectural Committee. No exterior construction or construction causing noise audible from inside neighboring properties shall be allowed on Sundays. These hours may be amended at any time by the Grayhawk Architectural Committee.

Non-Work Days: No construction activities will be allowed on the following holidays: New Year's Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas. The Grayhawk Architectural Committee can proclaim additional days as non-work days.

5.11 Dust & Noise Control

The homesite owner or representative thereof will be responsible for controlling dust and noise from the construction site.

5.12 Miscellaneous

The homesite owner or representative thereof shall be responsible for the conduct and behavior of their builders, agents, representatives, contractors and subcontractors and observe the following regulations:

Appearance & Conduct

All construction personnel shall maintain their appearance and conduct in an appropriate manner.

Job Site Restriction

Workers are not to use the golf courses and other common amenities and facilities for their lunch or break periods.

Non-Interference

Workers shall not interfere with, nor create a nuisance for, any resident or guest of Grayhawk, or their use and enjoyment of the facilities and amenities in Grayhawk.

Radios, Etc.

Radios, audio equipment, horns, fireworks etc. are prohibited and are subject to confiscation. Violators may be subject to eviction from the site and loss of construction privileges.

Worker Restrictions

Absolutely no pets, children, alcoholic beverages, illegal drugs, firearms or other weapons are permitted on any construction site in Serenity at any time. Violators will be subject to permanent eviction from the project and possible legal prosecution.

<i>Speeding</i>	Speeding and reckless driving will not be permitted in Grayhawk. Personnel are to obey all speed limits and traffic lights/signs. Where no speed limit is posted, the speed limit shall be as follows: All collector streets – 25 mph All residential streets – 15 mph
<i>Changing Oil</i>	Changing oil on any vehicle or equipment on the site is prohibited.
<i>Equipment Cleaning</i>	Concrete suppliers, plasterers, painters or any other subcontractors cleaning their equipment on-site in other than a designated area is prohibited. Runoff and debris from cleanup must be kept from other homesites, common areas and streets.
<i>Golf Course Areas</i>	Use or travel over any golf course area is prohibited.
<i>Draining Pools</i>	During construction, no draining of pools onto adjacent property, washes or open space is permitted.
<i>Property Items</i>	Removing any rocks, plant materials, topsoil or similar items from any property of others within Grayhawk, including construction sites, is prohibited.

6.0 Structured Wiring Specifications

The following structured wiring specifications are mandatory for all custom homes in Serenity at Grayhawk.

The structured wiring system for this project is intended to provide the critical wiring infrastructure for whole house distribution of multiple telephone lines, high speed data (ISDN), cable modem, cable and satellite TV, and home offices, all in a flexible modular installation which can accommodate future changes and additions. A structured wiring system consists of three major elements: the information service center, phone and video wiring, and the various multi-function outlets required to meet the homebuyer's needs.

All incoming service lines enter the house and terminate in the information service center. From this point, they are distributed to any or all rooms on high speed, high quality telephone and video cabling, terminating at the appropriate hook-up outlets.

6.1 Wiring

The high performance grade wiring used throughout the house is as follows:

Telephone and data cables are 4-pair Category 5 unshielded twisted pair (Cat 5)

Coaxial cables are Series 6 quad shielded (RG6)

6.2 Service Center

The service center is to be installed in an environmentally controlled area of the home which would best distribute each cable run with the shortest distance feasible with each floor plan. This location is typically the utility room. The service center should be completely modular, making optional equipment and upgrades to the system a simple matter. Two Cat 5 and RG6 cables will be run from the outside service device (referred to as the NID), to the service center. The first Cat 5 cable will be labeled for regular home use (allowing an additional 4 phone lines for business applications). The first RG6 cable will be labeled for CATV and the second will be labeled for cable modem. All cable locations will be identified inside the front cover of the service panel.

6.3 Multi-functional Outlets

From the service center, all cables are to be home run to the appropriate outlets. The minimum outlets are as follows:

One dual Cat 5 telecom outlet

One combination outlet in the home office with two Cat 5 runs (one for regular home telecom distribution and one for office line)

distribution) and one RG6 cable for either video or cable modem use

Two combination outlets (one at the entertainment area and one typically in the master bedroom with two RG6 cables for CATV and satellite and one CAT 5 telecom jack)

Pre-wire for satellite including two RG6 cables in the southeast corner of the home (with a blank service plate), to the service center

6.4 Hardware Specifications

The hardware installed must conform to the specifications of the following Cybersmart product or the equivalent:

Service Center- enclosure with telecom and video module (part numbers 3634740100, 3634830100, 3634660100) or the equivalent

Dual Telecom outlet Cybersmart part number 3634151300 or the equivalent

Combination Outlet (2 each-at entertainment area and MBR) Cybersmart part number 3634161200 or the equivalent

Combination Outlet (at office location) Cybersmart part number 3634161100 or the equivalent

Cat 5 Phone Cable Cybersmart part number CYB3716 or the equivalent

Quad shielded RG6 Cable Cybersmart part number CYB5740 or the equivalent

Equivalent products may be substituted with the approval of the Grayhawk Architectural Committee. Cybersmart structured wiring systems must be installed using a certified Cybersmart Dealer. For more information, contact Cybersmart at: (602) 893-7618.

Appendices

Appendix A – Figures & Illustrations

The figures and illustrations are for reference only and do not guarantee approval for items contained within.

- Figure 1 - Landscape Zones
- Figure 2 - Site Layout
- Figure 3 - Massing
- Figure 4 - Roofs
- Figure 5 - Elevations
- Figure 6 - Entrances
- Figure 7 - Exterior Materials
- Figure 8 - Windows
- Figure 9 - Garages
- Figure 10 - Garages
- Figure 11 - Porches and Overhangs
- Figure 12 - Detached Elements
- Figure 13 - Required Signage

Figure 1 - Landscape Zones

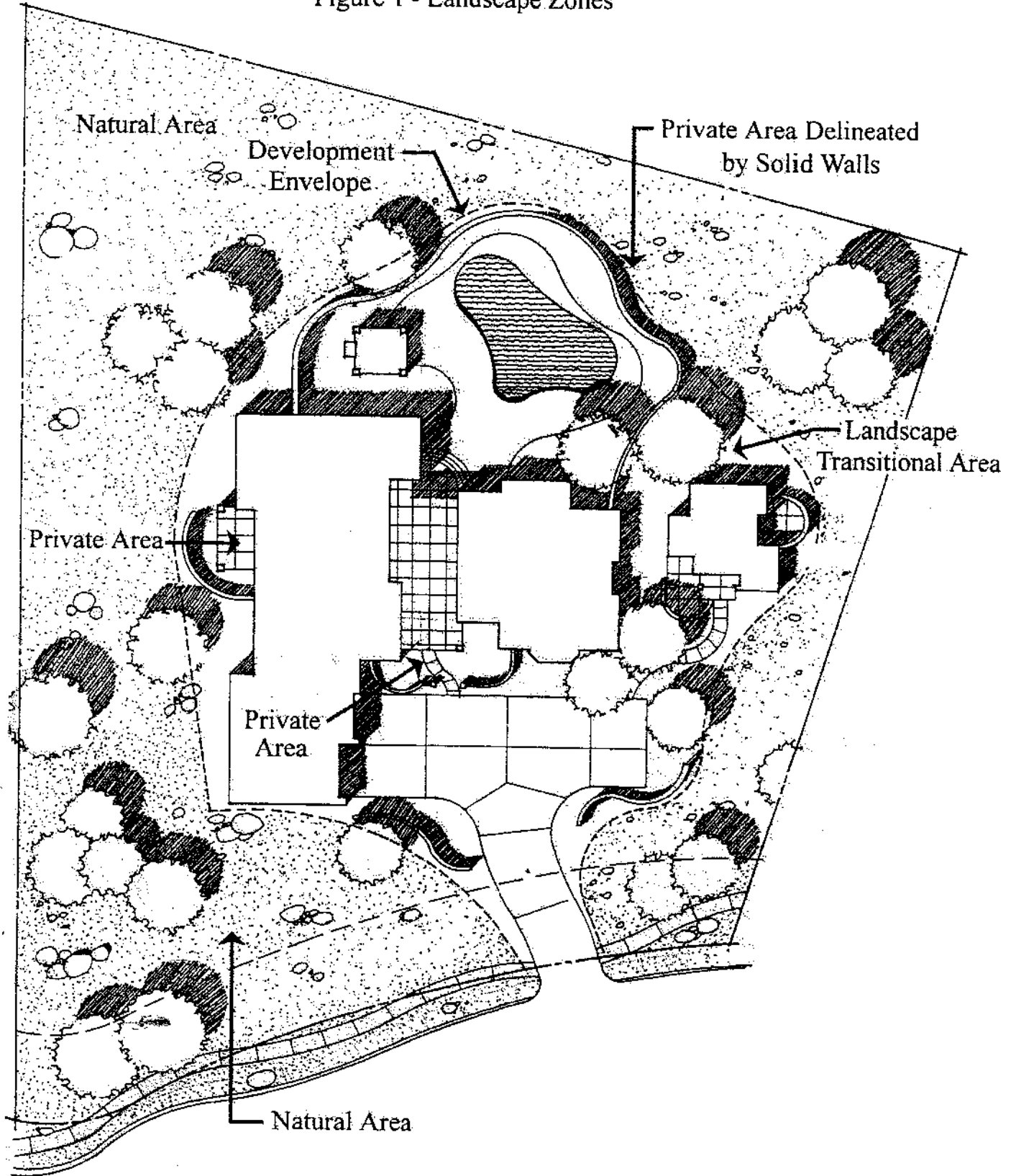


Figure 2 - Site Layout

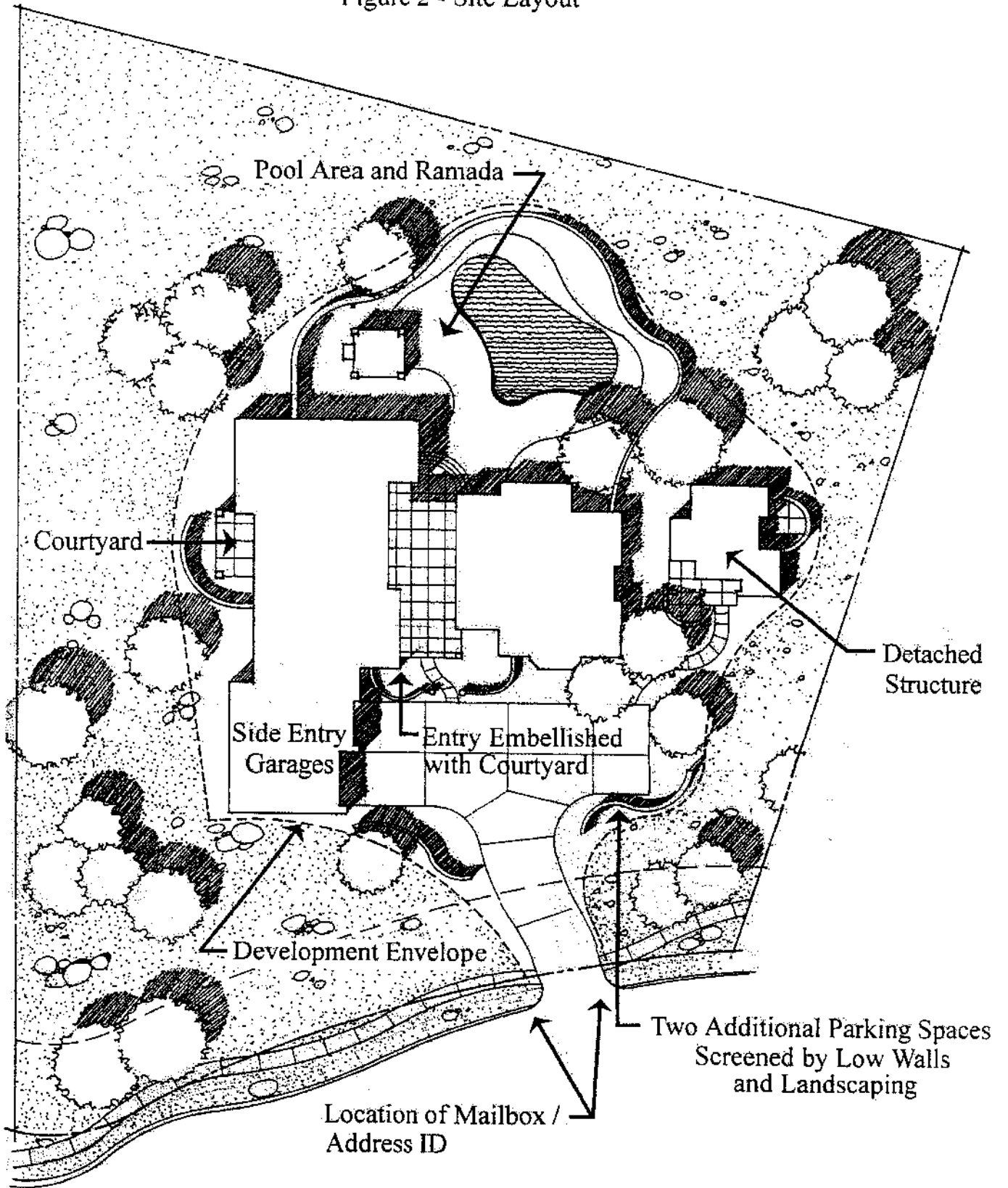


Figure 3 -Massing

A home should consist of several distinct masses that vary in height and volume and are situated to provide interesting ridge lines and horizontal setbacks on all elevations.

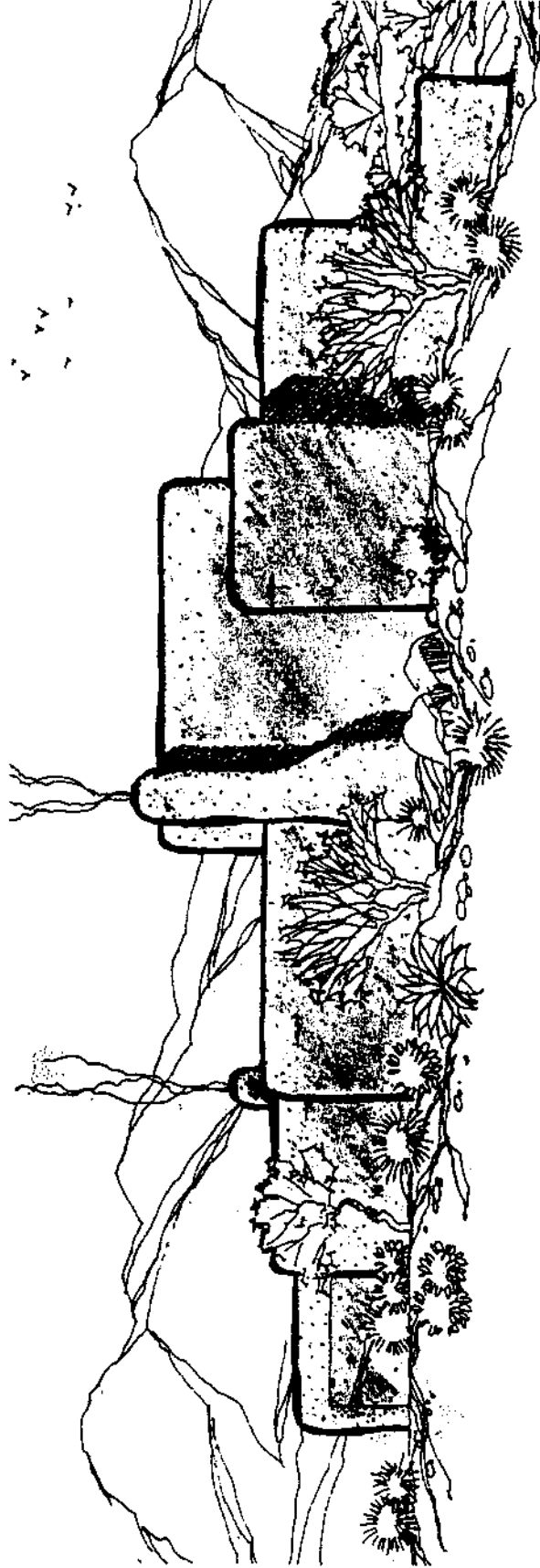


Figure 4 - Roofs

A combination of flat and gently pitched roofs can be used to emphasize the massing of the home.

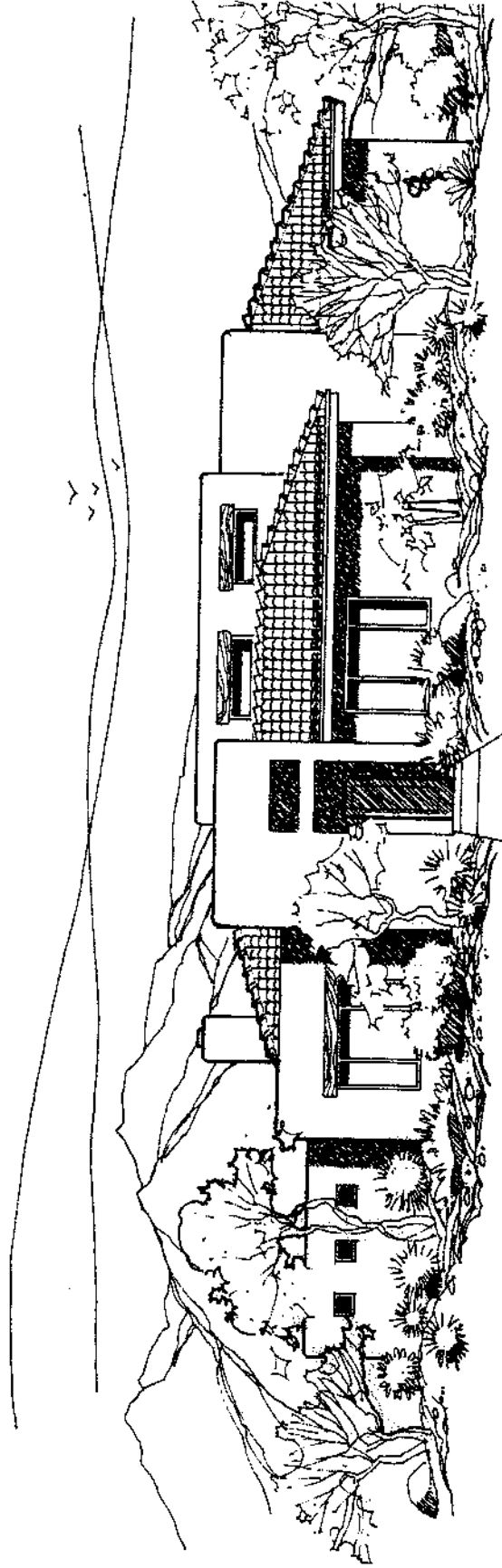


Figure 5 - Elevations

Ornamentation should include functional, structural, and shade producing elements.

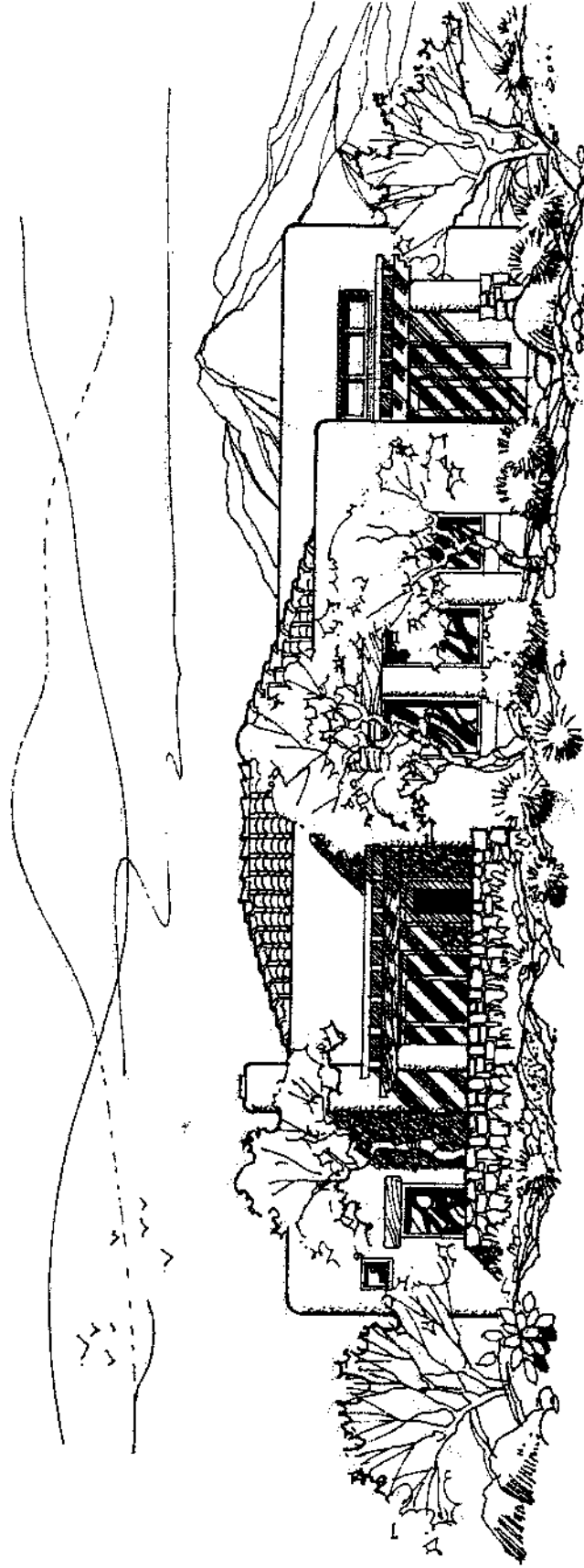


Figure 6 - Entrances

Main entrances should be designed on a human scale and incorporate features such as courtyards, overhangs, or porches.

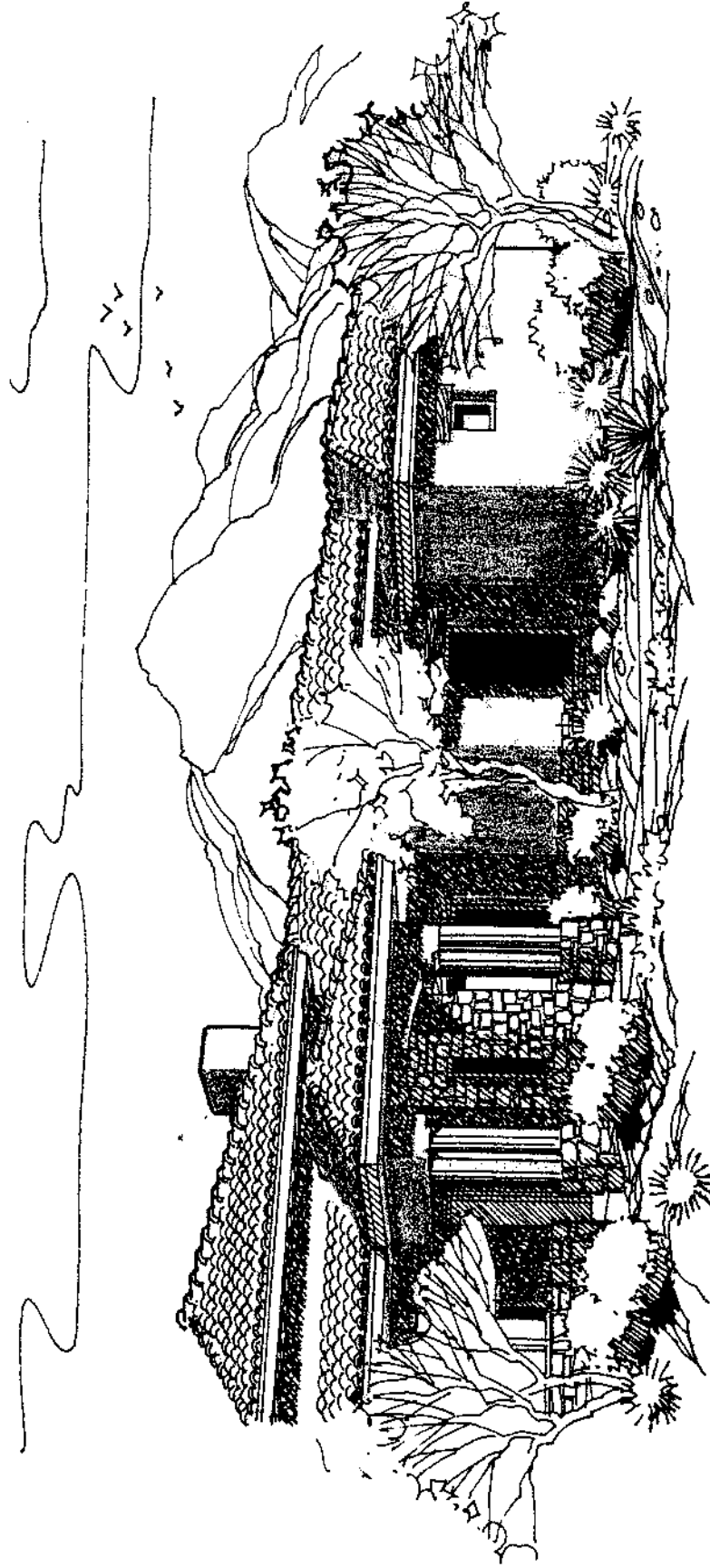


Figure 7 - Exterior Materials

Termination of accent materials should occur at an inside corner.

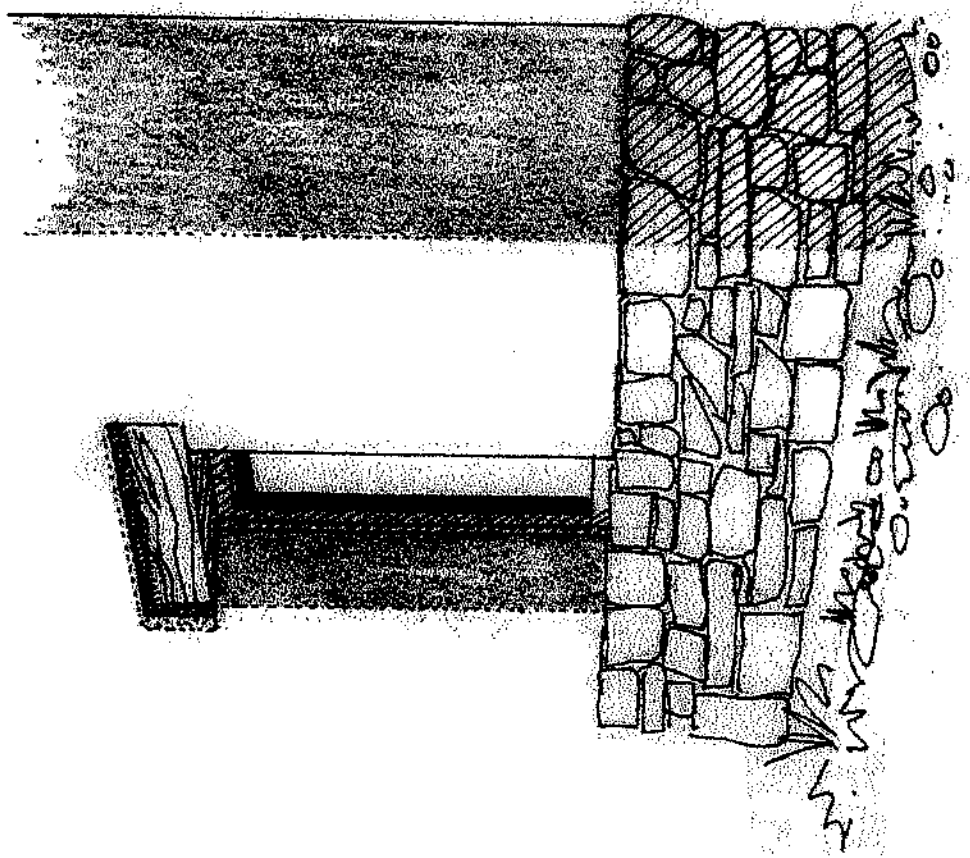


Figure 8 - Windows

Window openings should be recessed for articulation of the elevation and shade producing effects.

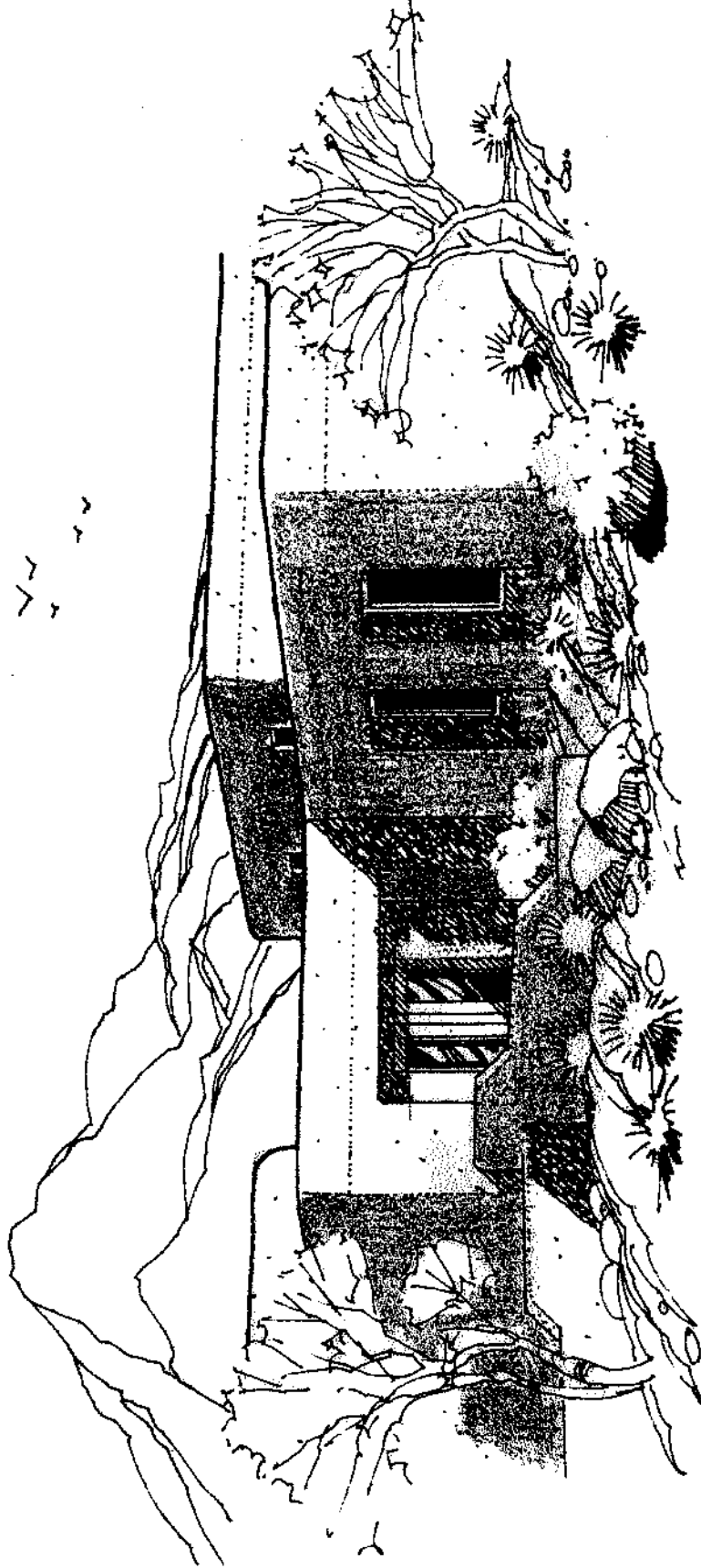


Figure 9 - Garages

Side entry garages help to minimize the impact of the garage on the streetscape.

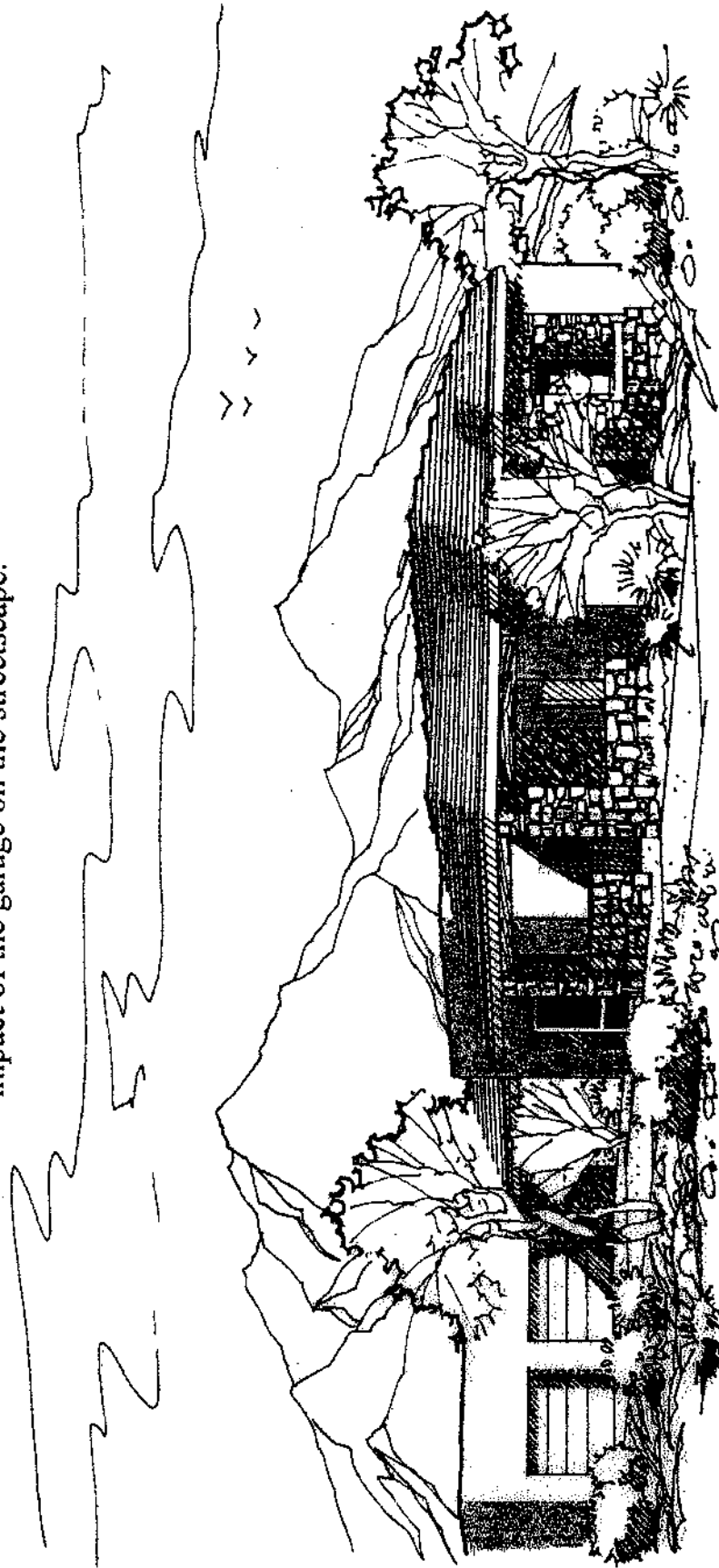


Figure 10 - Garages

Garages may be set back substantially from the front of the home to minimize the visual impact.

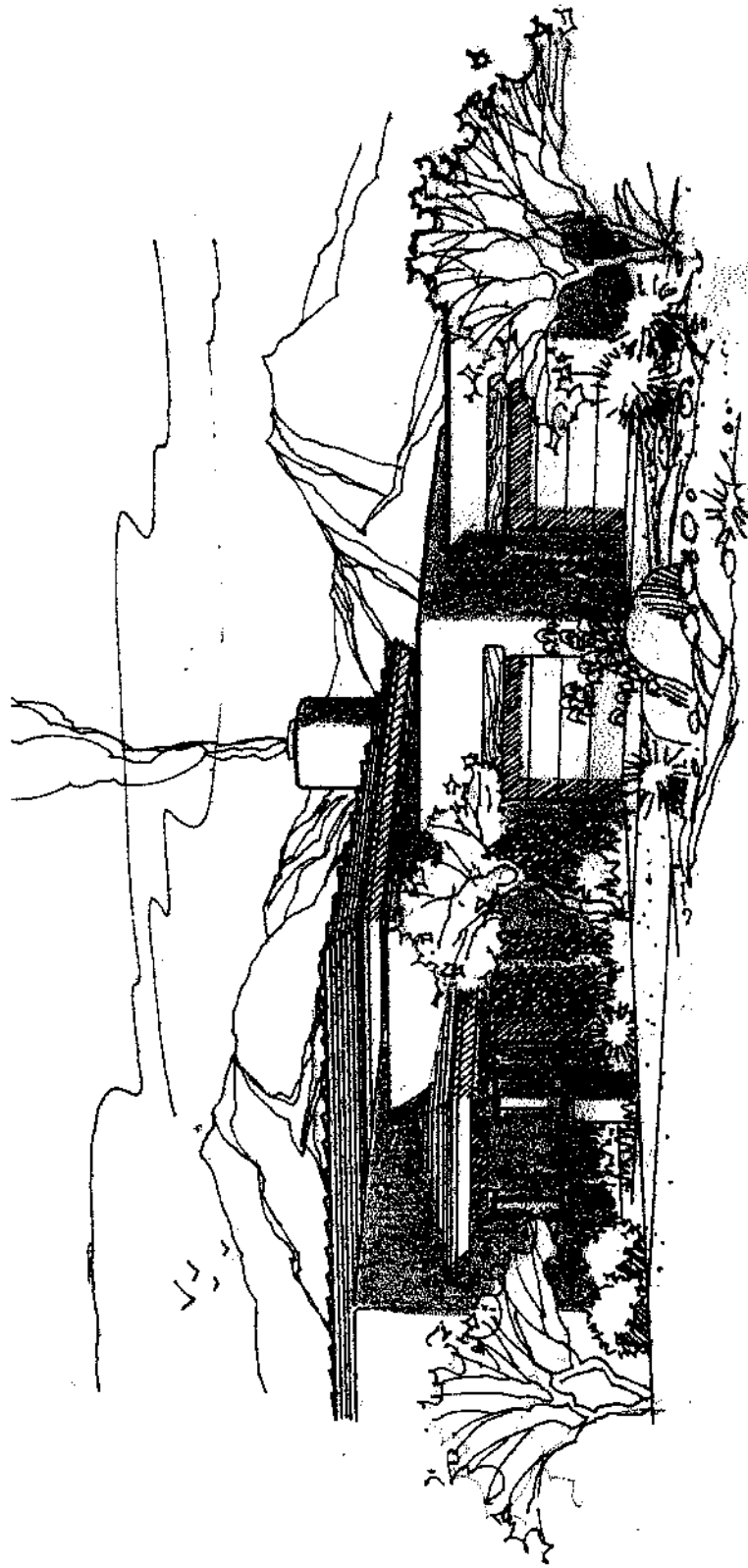


Figure 11

Elements such as porches and overhangs should be incorporated into the design of the home at an appropriate scale.

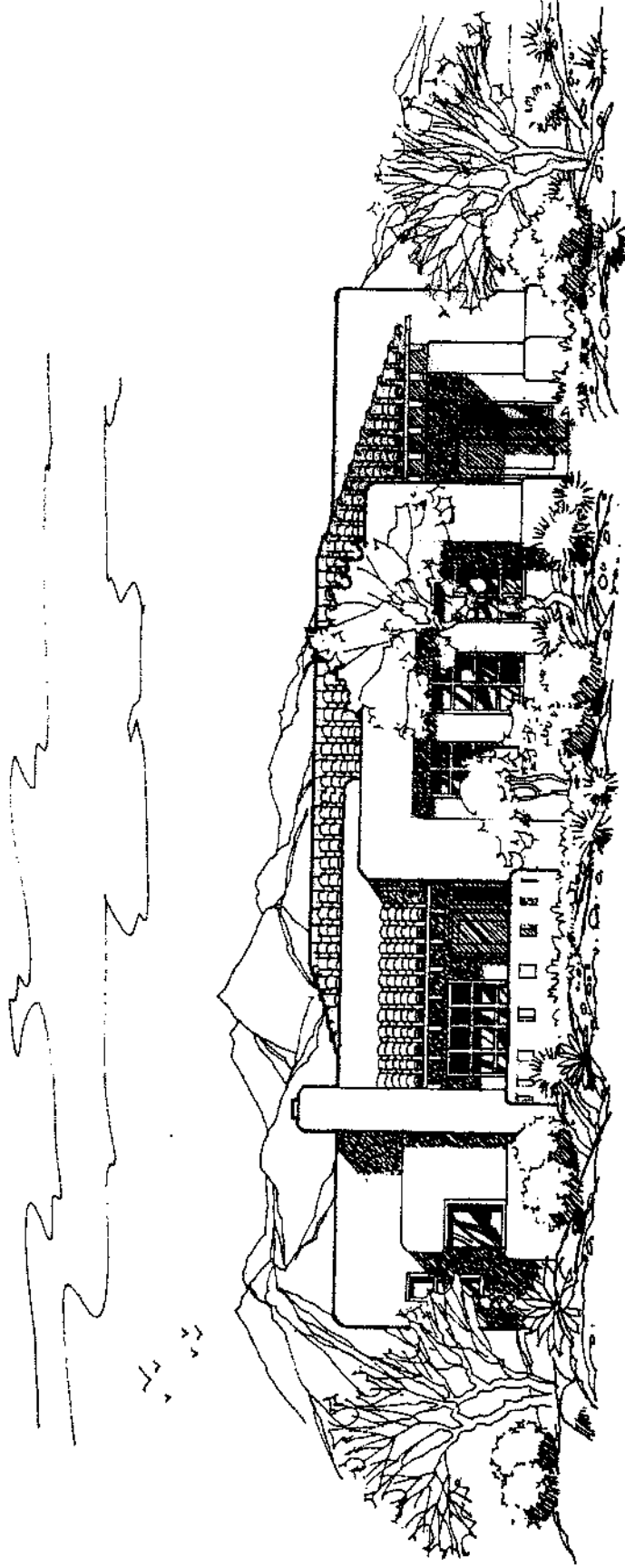
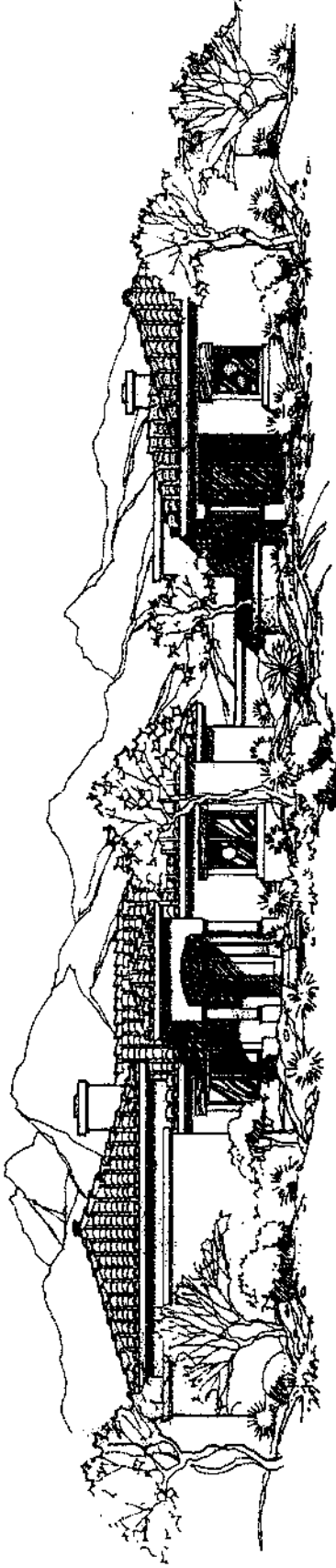


Figure 12 - Detached Elements

Detached elements should be visually connected to the main structure by the use of compatible architecture, landscape, and hardscape elements.



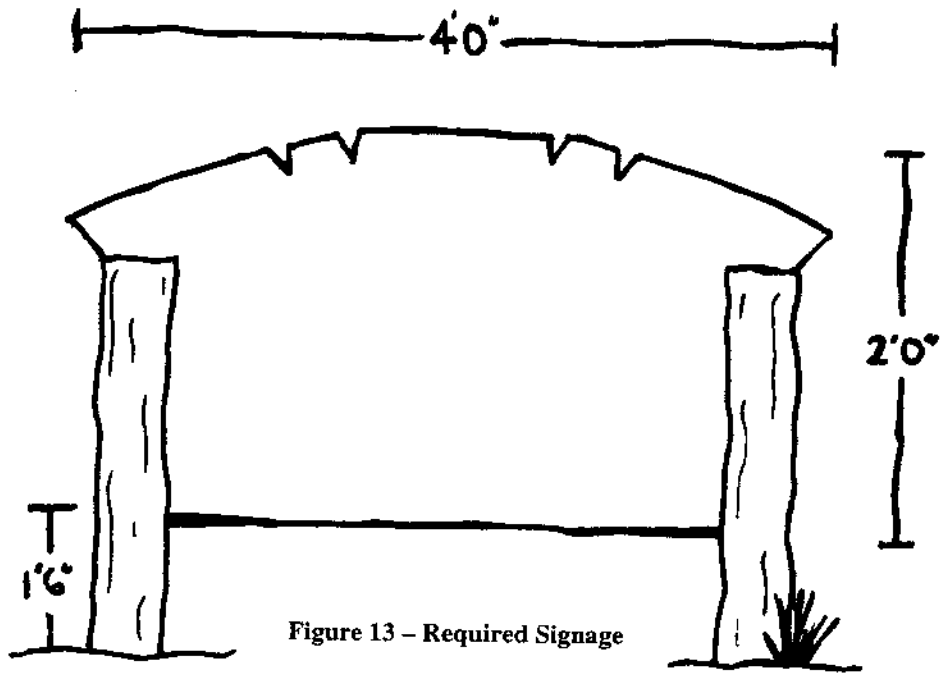


Figure 13 – Required Signage

Each homesite is required to have posted a single sign with the above dimensions and shape. The sign must be mounted on 4" – 6" diameter, clear sealed, peeled pine logs as shown above. The face of the sign is required to be painted Frazee #5264D or the equivalent with white vinyl letters.

Appendix B – Approvals Checklist

**SERENITY @ GRAYHAWK
Grayhawk Architectural Committee
Approvals Checklist**

NOTE: Fill out top of form only. The checklist is for Grayhawk Architectural Committee use.

Name: _____ Phone: _____
Address: _____ Serenity Lot Number: _____
State/Zip Code: _____

Pre-design Meeting (See Section 4.2)

___ Schedule an appointment with Wendy Mueller to meet with the Grayhawk Architectural Committee (GAC).

Meeting Date: _____

Development Envelope Amendment (if applicable, See Section 4.3)

- ___ Request for Development Envelope Amendment
- ___ Request for Development Envelope Review Fee
- ___ Site Plan (1" = 20') illustrating existing and proposed envelopes, proposed structure locations and the effect of the changes on site features

Date Request Received: _____ Date of Response by GAC: _____

Approved: Yes ___ No ___

Preliminary Submittal (See Section 4.4)

- ___ Site Plan (1" = 20')
- ___ Survey of lot
- ___ Roof plan and floor plans (1/8" = 1'0")
- ___ Exterior elevations
- ___ Indication of all exterior materials and colors
- ___ Grayhawk Architectural Committee Design review fee
- ___ Preliminary staking of corners for all major improvements on the site (IF REQUESTED)
- ___ Signage Diagram indicating dimensions, color, and text- see section 5.7

Submittal Date: _____

Staking of Structure Corners Requested by GAC: Yes ___ No ___

GAC Response to Preliminary Submittal (See Section 4.5)

Date of Notice: _____

Approved: Yes _____ No _____ Conditional _____

Re-submittal Required: Yes _____ No _____

Re-submittal Received: _____

Date of Notice for Re-submittal: _____

Re-submittal Approved: Yes: _____ No: _____ Conditional: _____

Final Submittal (See Section 4.6)

- ___ Construction Area Plan and schedule for construction, utility connection and landscaping (See Section 5.2)
- ___ Site Plan (1" = 20')
- ___ Roof plan and floor plans (1/8" = 1'0")
- ___ Sample of all exterior materials and colors and applicable specifications
- ___ Exterior elevations
- ___ Landscape plan showing landscape lighting, irrigation plan, proposed plant materials, protected plants, if any
- ___ Notarized original copy of Natural Area Easement including legal description of the Natural Area to be submitted after approval but before start of construction
- ___ Staking of all corners of proposed improvements, tagging of any plants proposed for transplanting
- ___ Final approval by Architectural Committee

Submittal Date: _____

Staking of Structure Corners Requested by GAC: Yes _____ No _____

GAC Response to Final Submittal (See Section 4.8)

Date of Notice: _____

Approved: Yes _____ No _____ Conditional _____

Re-submittal Required: Yes _____ No _____

Re-submittal Received: _____

Date of Notice for Re-submittal: _____

Re-submittal Approved: Yes: _____ No: _____ Conditional: _____

Construction Regulations (See Section 5.1 & 5.2)

- Schedule appointment with Wendy Mueller, Grayhawk Community Association to meet with GAC
- Acknowledgement of Construction Regulations signed by homesite owner and builder/contractor

Meeting Date: _____

Approved to Commence Construction: Yes _____ No _____ Conditional _____

Construction Deposit (See Section 4.16)

Amount: _____ Date Received: _____ Construction Complete: _____

Amount Returned: _____ Date Returned: _____

Final Notice of Completion of Construction (See Section 4.13)

- Notice of Completion of Construction by owner received by GAC
- Certification of Adherence to Building Height Restrictions received by GAC
- Copy of recorded natural area easement dedication (required by City of Scottsdale)

Notice Received by GAC: _____

Final Inspection (See Section 4.13)

Inspection Date: _____

Approved: Yes _____ No _____ Conditional _____

Final Approval Date: _____

Appendix C – Request for Development Envelope Amendment

**SERENITY @ GRAYHAWK
GRAYHAWK COMMUNITY ASSOCIATION
Request for Development Envelope Amendment**

Name: _____ Phone: _____

Address: _____ Serenity Lot Number: _____

State/Zip Code: _____ Fee: \$250

Please provide a description of the request in detail; use additional pages as necessary. Please provide applicable drawings or diagrams as noted in section 4.3 of this document. Five (5) sets of plans should be submitted.

Architect: _____ Phone: _____

Address: _____

Builder: _____ Phone: _____

Address: _____

The applicant agrees to maintain the improvement if the Grayhawk Architectural Committee grants approval. The applicant solely assumes the responsibility to comply with all city, county and state laws and regulations and to obtain all necessary permits, including NAOS and native plant requirements.

Applicant _____ Date _____

The request as submitted above is: ___ Approved ___ Disapproved ___ Conditionally Approved

Architectural Committee Representative _____ Date _____

Submit to:
Grayhawk Community Association
Grayhawk Architectural Committee
c/o Wendy Mueller (602) 502-3101
8623 E. Thompson Peak Parkway
Scottsdale, Arizona 85255

Appendix D - Request for Architectural Review

**SERENITY @ GRAYHAWK
GRAYHAWK COMMUNITY ASSOCIATION
Request for Architectural Review**

Name: _____ **Phone:** _____

Address: _____ **Serenity Lot Number:** _____

State/Zip Code: _____ **Fee: \$2,500**

Please provide a description of the request in detail; use additional pages as necessary. Please provide drawings, type of materials to be used, color(s), dimensions of improvement and location on lot. Five (5) sets of plans should be submitted.

Architect: _____ **Phone:** _____

Address: _____

Builder: _____ **Phone:** _____

Address: _____

The applicant agrees to maintain the improvement if approval is granted by the Grayhawk Architectural Committee. The applicant solely assumes the responsibility to comply with all city, county and state laws and regulations and to obtain all necessary permits.

Applicant

Date

The request as submitted above is:

___ **Approved** ___ **Disapproved** ___ **Approved subject to the attached conditions.**

Architectural Committee Representative

Date

**Submit to:
Grayhawk Community Association
Grayhawk Architectural Committee
c/o Wendy Mueller (602) 502-3101
8623 E. Thompson Peak Parkway
Scottsdale, Arizona 85255**

Appendix E – Acknowledgement of Construction Regulations

**SERENITY @ GRAYHAWK
GRAYHAWK COMMUNITY ASSOCIATION
Acknowledgement of Construction Regulations**

Name: _____

Phone: _____

Address: _____

Serenity Lot Number: _____

State/Zip Code: _____

I hereby acknowledge that I have read the *Construction Regulations* (Section 5 of this document) and understand both the intent and reason for the regulations. I, and all of my agents, including the general contractor, subcontractors, designers, consultants, and suppliers, will conduct themselves according to these guidelines at all times while within Serenity during the improvement of homesite # _____.

I have retained the services of the following general contractor to perform the improvements on my homesite:

Builder: _____

Phone: _____

Address: _____

Applicant Signature

Date

Architectural Committee Representative

Date

Appendix F - Plant Lists

Approved Indigenous Plants (For use in any zone)

Trees:

Palo Verde ⁽¹⁾	Cercidium Species
Mesquite ⁽¹⁾	Prosopis Species
Ironwood	Olneya tesota
Whitethorn Acacia	Acacia constricta
Catclaw Acacia	Acacia greggi
Sugar Sumac	Rhus ovata
Arizona Rosewood	Vauquelina californica
Desert Willow	Chilopsis linearis

Shrubs:

Fairy Duster ⁽¹⁾	Calliandra Species
Cassia ⁽¹⁾	Cassia Species
Hop Bush ⁽¹⁾	Dodonea Viscosa
Brittlebush	Encelia farinosa
Bur-sage	Ambrosia deltoidea
Creosote	Larrea tridentata
Jojoba	Simmondsia chinensis
Canyon Ragweed	Ambrosia ambrosioides
Saltbush	Atriplex species
Mormon Tea	Ephedra species
Chuparosa	Justicia californica
Rosewood	Vauquelina species

Ground Covers:

Desert Marigold	Baileya multiradiata
Turpentine bush	Ericameria laricifolia
Sand Verbena	Abronia villosa
California Poppy	Eschscholzia californica
Mexican Gold Poppy	Eschscholzia mexicana
Lupine	Lupinus densiflorus
Blackfoot Daisy	Melampodium leucanthum

Accents:

Agave ⁽¹⁾	Agave Species
Desert Milkweed	Asclepias subulata
Saguaro Cactus	Carnegiea gigantea
Desert Spoon	Dasyliirion wheeleri
Barrel Cactus	Echinocactus/Ferocactus species
Hedgehog Cactus	Echinocereus
Ocotillo	Fouquieria splendens
Prickly Pear ⁽¹⁾	Opuntia Species
Penstemon ⁽¹⁾	Penstemon species
Banana Yucca	Yucca baccata
Soaptree Yucca	Yucca elata

⁽¹⁾ Only certain varieties are acceptable within Serenity at Grayhawk.

**Recommended Non-Indigenous Plants
(For use in Private & Transitional Zones)**

Trees:

Acacia	Acacia Species
Desert Fern	Lysiloma thornberi
Texas Ebony	Pithecellobium flexicaule

Shrubs:

Bougainvillea	Bougainvilleae Species
Bird of Paradise	Caesalpinia Species
Dalea	Dalea Species
Mexican Honeysuckle	Justicia spicigera
Texas Sage	Luecophyllum Species
Heavenly Bamboo	Nandina domestica
Ruellia	Ruellia Species
Sage	Salvia Species
Mt. Lemmon Marigold	Tagetes lemmonii
Arizona Yellow Bells	Tecoma stans

Ground Covers:

Dalea	Dalea Species
Lantana	Lantana Species
Primrose	Oenothera Species
Verbena	Verbena Species
California trumpet	Zauschneria californica

Accents:

Aloe	Aloe Species
Red Yucca	Hesperaloe parviflora

Prohibited Plants

Plants:

- Palm Trees (Natural & Transitional Area: all are prohibited)
- Palm Trees (Private Area: those which reach a mature height greater than 6')
- All Pine Species
- Cypress (Transitional Area: all are prohibited)
- Cypress (Private Area: those which reach a mature height greater than 6')
- Junipers (Transitional Area: all are prohibited)
- Olive Trees
- Oleanders (Dwarf varieties are acceptable within Private Areas)
- Fountain Grass
- Desert Broom
- Citrus (Transitional Area: all are prohibited)
- Eucalyptus Species
- Common Bermuda Grass (Hybrid Bermudas are acceptable)
- Mexican Palo Verde
- Bottle Trees
- Silk Oak Trees
- Mulberry Trees
- Cottonwood Trees

Other Materials:

- Polyethylene film under desert landscaped areas
- Steel, scalloped concrete or wooden headers or borders
- Colored rock other than natural decomposed granites
- River run rock
- Lawn ornamentation other than in Private Areas

Appendix G - Color Palette

Appendix H – Building Height Zone Map

Allowable Building Heights

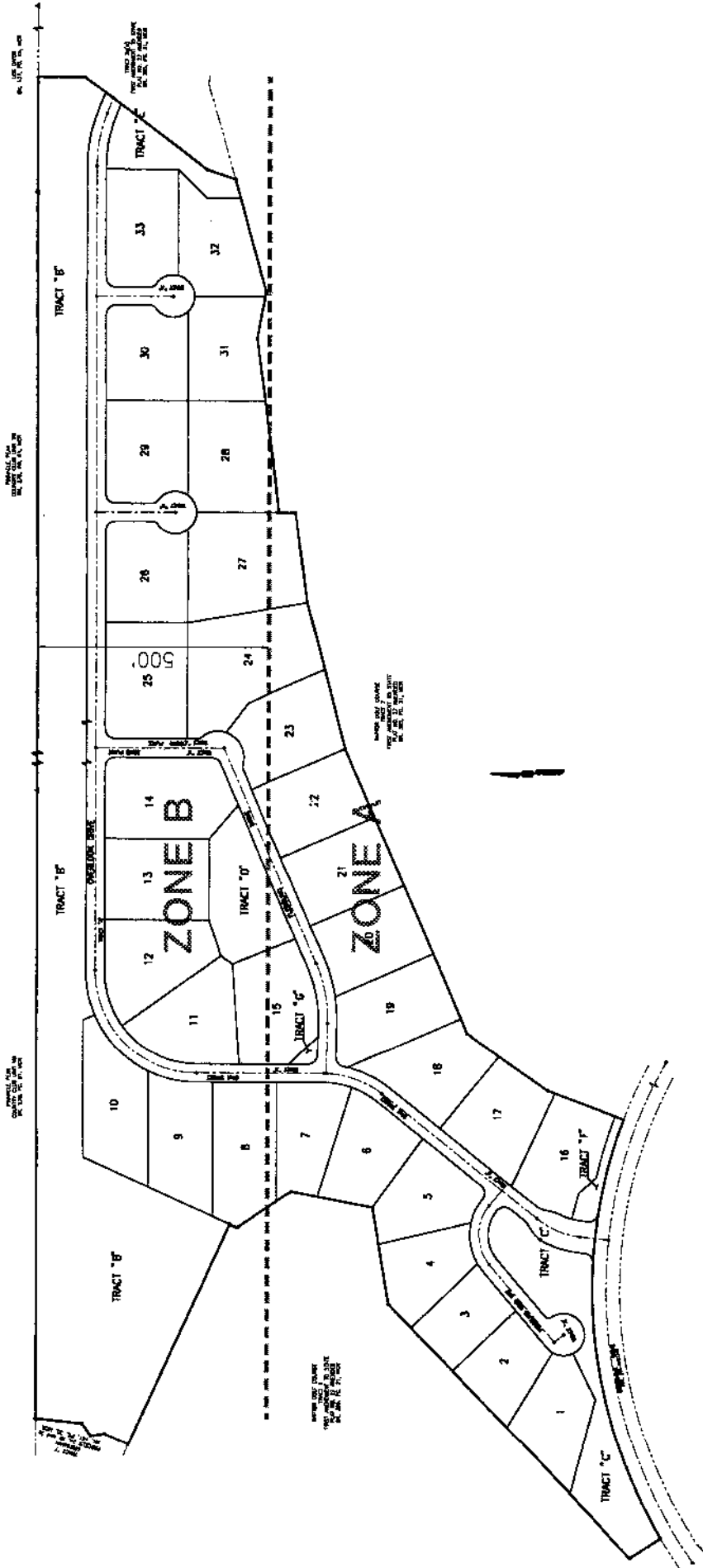
In accordance with the Design Guidelines for the Tract, building heights are restricted to no more than 24' above the natural grade adjacent to the building footprint. In addition, there is a further height limitation for those lots within 500 feet of the centerline of the Deer Valley Road (abandoned) right-of-way. In accordance with the City of Scottsdale zoning stipulations, these properties are restricted to no more than 24 feet above the lowest natural grade on the lot. Please note there are five lots where the 500-foot line runs through the building envelope. The attached letter approved by the City of Scottsdale clarifies the height restrictions on the noted lots. We suggest that a copy of this letter be included with your submittal to the City in order to help avoid confusion by the City plan review staff.

The following list specifies which lots are subject to the different restrictions (with lot numbers referring to the plat recorded, or shortly hereafter to be recorded, for the Tract):

<u>Lot #</u>	<u>Allowable Building Height</u>	<u>Building Height Reference Point</u>
1	24 feet above adjacent natural grade	
2	24 feet above adjacent natural grade	
3	24 feet above adjacent natural grade	
4	24 feet above adjacent natural grade	
5	24 feet above adjacent natural grade	
6	24 feet above adjacent natural grade	
7	24 feet above adjacent natural grade	
8	in accordance with attached letter	1794.7 (lowest natural grade)
9	24 feet above lowest natural grade on the lot	
10	24 feet above lowest natural grade on the lot	
11	24 feet above lowest natural grade on the lot	
12	24 feet above lowest natural grade on the lot	
13	24 feet above lowest natural grade on the lot	
14	24 feet above lowest natural grade on the lot	
15	in accordance with attached letter	1796.0 (lowest natural grade)
16	24 feet above adjacent natural grade	
17	24 feet above adjacent natural grade	
18	24 feet above adjacent natural grade	
19	24 feet above adjacent natural grade	
20	24 feet above adjacent natural grade	
21	24 feet above adjacent natural grade	
22	24 feet above adjacent natural grade	
23	in accordance with attached letter	1803.8 (lowest natural grade)
24	in accordance with attached letter	1807.5 (lowest natural grade)
25	24 feet above lowest natural grade on the lot	

26	24 feet above lowest natural grade on the lot	
27	in accordance with attached letter	1808.0 (lowest natural grade)
28	24 feet above lowest natural grade on the lot	
29	24 feet above lowest natural grade on the lot	
30	24 feet above lowest natural grade on the lot	
31	24 feet above lowest natural grade on the lot	
32	24 feet above lowest natural grade on the lot	
33	24 feet above lowest natural grade on the lot	

SERENITY AT GRAYHAWK



BUILDING HEIGHT ZONE MAP
 SEE ATTACHED LIST OF LOT BY LOT
 BUILDING HEIGHT RESTRICTIONS

WILSON
 ASSOCIATES
 ARCHITECTS
 1000 N. 10th Street, Suite 100
 Phoenix, AZ 85004
 (602) 258-1000

SERENITY AT GRAYHAWK
 PARCEL 26 EAST / 7960 WEST
 Map 00001-1-000 Date: 06/10/2008 Page: 1 of 1



October 5, 1999

Post-It® Fax Note 7671		Date 10/27	# of pages 1
To Jeff Zemer	From		
Co. Dept	Co.		
Phone #	Phone #		
Fax #	Fax #		

Ms. Jayna Shewak
 Project Coordination Manager
 City of Scottsdale
 One Civic Center Boulevard, #125
 7447 E. Indian School Road
 Scottsdale, Arizona 85251

RE: Serenity Custom Lots

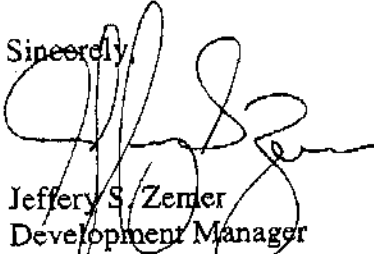
Dear Jayna:

As we agreed in our conversation last week, in addition to lots 9, 10, 11-14, 25, 26 and 28-33, lots 8, 15, 23, 24 and 27 shall have designated building height reference points that will govern the height of that portion of the home that lies within (north of) the 500' height restriction limit, as stipulated in zoning case #46-ZN-90#9.

Our engineer, Gilbertson Associates, has determined the lowest point on these lots within the 500' limit. In accordance with our agreement, the reference point for each lot has been indicated on the attached exhibits. The height of the homes within the limit shall be no higher than 24' above the lowest point on that portion of the lot that lies north of the 500' height restriction line.

If this letter meets with your approval, please sign or stamp below.

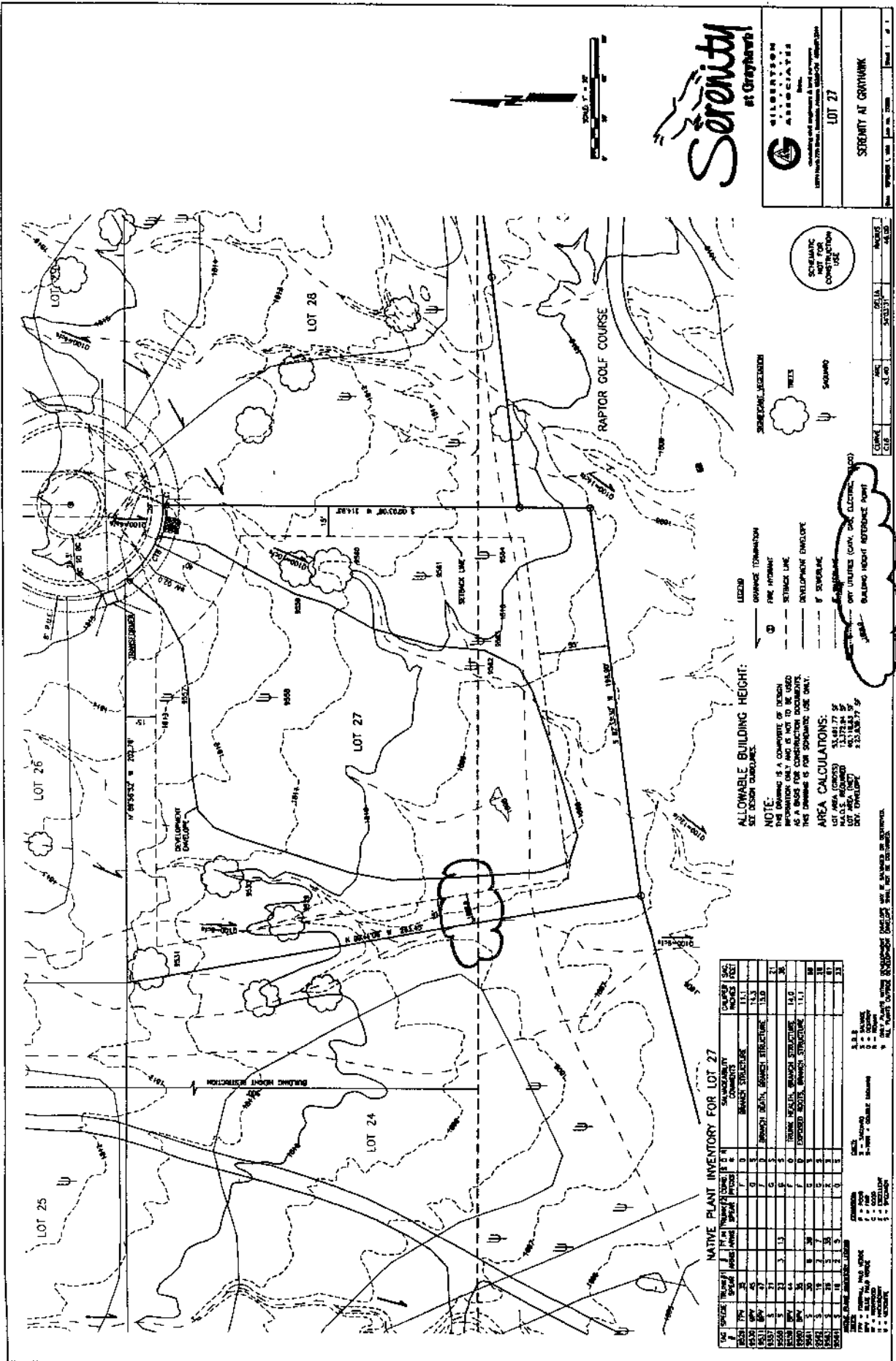
Sincerely,


 Jeffery S. Zemer
 Development Manager

ACCEPTED AND APPROVED:


 Jayna Shewak

JSZ/pb
Enclosures



GILBERTSON ASSOCIATES
 ARCHITECTS
 1220 N. CENTRAL AVENUE, SUITE 200, CHANDLER, AZ 85225
 (480) 948-8888

LOT 27

SERENITY AT GRAYHAWK

LEGEND

- OVERLAP TERMINATION
- FIRE HYDRANT
- SETBACK LINE
- DEVELOPMENT ENVELOPE
- SETBACK
- SETBACK HEIGHT REFERENCE POINT

SCAPE ELEMENTS

- ☁ TREES
- ☁ SHRUBS

SYMBOLIC NOT FOR CONSTRUCTION

ALLOWABLE BUILDING HEIGHT:
 SEE DESIGN GUIDELINES.

NOTE:
 THIS DRAWING IS A COMPONENT OF DESIGN INFORMATION ONLY AND IS NOT TO BE USED AS A BASIS FOR CONSTRUCTION DOCUMENTS. THE DRAWING IS FOR PRELIMINARY USE ONLY.

AREA CALCULATIONS:
 LOT AREA (GROSS) 53,181.77 SF
 LOT AREA (NET) 43,144.84 SF
 DEV. FOOTPRINT 23,628.77 SF

SETBACK HEIGHT REFERENCE POINT

NATIVE PLANT INVENTORY FOR LOT 27

TAX ID	COMMON NAME	HT	FRUIT	SEASON	COMMENTS	GROUP	SIZE
1	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
2	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
3	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
4	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
5	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
6	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
7	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
8	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
9	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
10	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
11	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
12	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
13	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
14	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
15	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
16	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
17	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
18	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
19	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
20	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
21	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
22	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
23	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
24	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
25	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
26	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
27	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
28	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
29	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
30	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
31	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
32	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
33	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
34	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
35	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
36	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
37	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
38	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
39	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
40	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
41	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
42	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
43	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
44	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
45	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
46	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
47	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
48	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
49	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1
50	AGAVE	10'	F	W	BRANCH STRUCTURE	1.1	1.1

PLEASE REFER TO FULL SIZE PLOT PLAN FOR BUILDING HEIGHT REFERENCE POINT