

MONTE DEL ORO

PLANNING AND DESIGN GUIDELINES

Revised January 31, 2019

B. ORIENTATION

We encourage orientation that minimizes obstruction of your view lines as well as those of your neighbors.

C. BUILDING DESIGN

Building design, which offers variation and interest in form, texture and color, yet which is simple and restrained without intruding upon the landscape, is desirable. Buildings should not be thought of as having fronts and backs, rather the building should demonstrate good and consistent design in all its orientations. Special design attention should be given to the manner, in which the buildings address themselves to the streetscape (i.e., curb appeal.) Each residence will be reviewed for proper and consistent use of forms and materials for the building itself and in relation to Monte del Oro as a whole.

Design elements, materials and forms should be used with consistency so that all elevations present a harmonious appearance. For example, if parapet walls are used, the parapet should extend to all four elevations.

The objective of these requirements is to achieve an exterior design that communicates superior quality. For example, exposed structural members should be of heavy timber construction not less than four inches in thickness. Wood fascias should be a minimum of two inches thick. All exterior materials, details and finishes should be selected to achieve a substantial and lasting appearance.

All utilities to new construction and any other modification work shall be underground. All electrical service entry equipment, irrigation, water softener, Satellite TV and any other equipment attached to structures shall be painted to match adjacent walls.

D. WALL CONSTRUCTION AND TEXTURING

All wall and other vertical surface finishes are to be submitted and approved before any construction takes place. Stucco and other types of textures should be selected to enhance and be consistent with the overall design concept. Painting is recommended to simplify patching of cracks, which may occur. The ARC shall approve colors.

E. TREATMENT OF VISIBLE ROOFS

Roof surfaces, flashings and other incidental structures are subject to the following guidelines in order to ensure a finished appearance:

1. Roofing surface shall be shakes, tile or other acceptable material uniformly and neatly installed. Gravel roofs are acceptable only on low slope roofs behind parapets. Color shall be approved by ARC.
2. Due to changes in technology, mechanical equipment may be installed on the roof of residential structures with prior review and approval by the ARC. Plans shall show the kind of equipment to be installed, the location and that the shielding of the machinery will be unobtrusive to neighboring properties.
3. All plumbing vents, sheet metal, flashings and other items located on the roof shall be painted to blend with the roofing surfaces.

setback and height requirements for any structure or hedge when in its sole judgment such variance would not be detrimental to any other lot. It is intended that fences and planting screens and hedges shall be primarily used to enclose patio areas and to screen equipment located at the principal building and shall not be used for property line fencing.

All lots shall be subject to any and all rights or privileges which the Town of Oro Valley or the County of Pima, Arizona, may have acquired through dedication or the filing or recording of maps or plats for such lots, as authorized by law. No condition, restriction or privilege or act performed hereunder shall be in conflict with any applicable City or County zoning law. Where the setback requirements set forth herein differ from applicable Town of Oro Valley or County of Pima setback requirements, the more restrictive setback requirements shall prevail.

J. TIME LIMITS FOR CONSTRUCTION, REMODELING AND LANDSCAPE PROJECTS

All new construction will be completed one (1) year from the time the contractor first breaks ground. If additional time is needed to complete the construction project, a written request for an extension shall be made to the ARC.

All remodeling and landscape projects shall be completed within six months from the date of approval given by the ARC. If additional time is needed to complete the project, a written request for an extension shall be made to the ARC.

Two copies of the preliminary plans shall be submitted. These drawings shall be responsive to the protective covenants, guidelines and the plat map and shall include:

1. Site plan showing:
 - a. The proposed building location and orientation with respect to lot lines
 - b. Floor plans and elevations
 - c. Site contours
 - d. Driveway
 - e. Patio walls
 - f. Swimming pool, if planned
 - g. Exterior paint colors (submit swatch)
 - h. Surrounding conditions (i.e., streets, adjacent structures, easements, drainage way, etc.)
2. All Exterior elevations of the proposed buildings as well as dimensioned floor plan
3. If the Board is to consider requests for a variance, it requires:
 - a. A written request for variance accompanying the application form
 - b. Notification of adjacent property owners affected by said variance
 - c. Submission of all comments obtained from adjacent property owners

ARC will review the site and the preliminary plans. If the plans are approved, one copy shall be returned to the applicant, which he/she shall re-submit to the Architectural Review Committee with two copies of the final architectural plans. The Monte del Oro Homeowners Association will retain the second copy of the preliminary plans.

D. FINAL PLAN APPROVAL

After receiving preliminary plan approval, the property owner may instruct the architect/designer to prepare final architectural drawings for the proposed residence and related work. These plans shall reflect all preliminary review comments and shall be drawn so that they clearly portray the exterior appearance of the planned residence. The plans and specifications shall be complete in all respects. They shall provide all the information required by a professional contractor to construct the proposed residence.

Two complete sets of architectural plans and specifications for construction approval shall be submitted to the office of the ARC. The submission shall include:

1. A site plan drawn to scale of not less than an inch representing twenty feet. This site plan shall detail:
 - a. Location of existing major vegetation, including saguaros and trees of more than eight feet in height
 - b. Existing contours and the planned grading, showing existing and finished elevations
 - c. Specifications and plans of planned landscaping, of cut and fill areas, and all other proposed landscaping
 - d. Location and orientation of the residence and any other planned structures specifying all building usages
 - e. Location and planned method of concealment of all exterior mechanical equipment, meters, garbage storage, etc.

to the initiation of construction. The applicant shall submit plans that conform to the requirements set forth herein in order to initiate the approval process.

SECTION 3

A. GUIDELINES FOR ALTERNATIVE ENERGY INSTALLATIONS

1. Introduction

Solar and other alternative energy systems are permitted provided that such installation is compatible with the objectives and intent of the CC& Rs. The purpose of these guidelines is to outline the criteria under which such installations shall be judged acceptable.

2. Definition

An alternate energy installation shall include any device or system the purpose of which is to collect, enhance, store, distribute or otherwise utilize the natural energy potential of the sun, wind or water.

Installation Requirements

- a. System shall be professionally designed to be functionally viable.
- b. Installation shall be by a licensed contractor experienced in similar work.
- c. Design and detailing of visible portions or devices shall be consistent with, and an integral part of, the architecture, aesthetically compatible and dimensionally proportional to all facades and design elements.
- d. Materials, textures, and colors of housing, supports, and screening elements shall be identical to that of the basic structure.

3. Submission

Prior to the installation of any alternative energy system, whether to be incorporated as a part of new construction or added to an existing building, the following information in two copies shall be submitted to the ARC for review and approval:

- a. Complete description of system
- b. Manufacturer's literature or other illustrative material for all visible devices
- c. Colors and materials to be used in installation
- d. Overall building, elevations and roof plans, where applicable, accurately showing final appearances, location and dimensions of completed installation

4. Preliminary Review and Approval

Prior to submission of final plans and specifications for review and construction approval by the ARC, all proposed alternative energy projects shall be submitted for preliminary review and approval with the following information:

- a. Lot number
- b. Proposed building location on property

2. Prohibited plants include, but are not limited to:

- a. Any species of skyline trees including, but not limited to Eucalyptus, Cottonwoods, Italian Cyprus, Poplar, Cedar, Honey Locust, Salt Cedar, Silk Oak, Tamarisk, Douglas Fir and Pines, or any other tree exceeding thirty (30) feet in height
- b. Any variety of Washingtonian or Phoenix Palm trees
- c. Olive trees, except Swan Hill variety
- d. Mulberry Bushes
- e. Oleanders (unless they are maintained to a height of less than ten (10) feet)
- f. Desert Broom Shrubs
- g. Fountain and Buffel Grasses
- h. Common Bermuda Grass

SECTION 5

Structures Requiring Special Conditional Approval of the Board

The structure types listed below are generally undesirable to the goals expressed in the Overview Statement on page 2. Nevertheless, such structures do have a certain amount of utility. If a review and positive recommendation is obtained from ARC, the Board, in its sole discretion, is required to approve the structure. Approval is conditional under the criteria set forth below:

Structure Types:

- a. Sheds, both attached and detached
- b. Storage Boxes
- c. Sun-Sail type shade structures
- d. Carports

Criteria:

- a. Frequently, the above listed structures are subject to deterioration more rapidly than either the residence or garage type structures. For this reason, approval when granted is conditional and revocable if the permitted structure is not maintained in the condition as originally approved.
- b. The location on the subject property is of vital importance in considering approval of the above structure types. To be considered, the proposed location must be in an inconspicuous area of the subject property. Structures shall be concealed from street views and neighboring properties.
- c. Neighboring property owner opinions shall be considered during the approval process.