

PUEBLO BONITO
DESIGN GUIDELINES

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PUEBLO BONITO

Design Guidelines

A. Architectural Design Standards

1. Height limitations: Heights shall be measured from the finished floor elevation on the approved grading plan.

Maximum heights should be as follows:

Maximum height of roofs shall be 24'0"
Maximum height of chimneys shall be 26'0"

For houses which have roof heights near the maximum, it is recommended that a significant portion of the house under roof or roofs have a significantly lower profile.

2. Exterior wall finishes: Dash, sand or smooth stucco exteriors are encouraged; however, lace stucco finishes are discouraged but not prohibited. All other exterior finishes are subject to Design Review Committee approval.

Wall materials, textures, detailing, and visual characteristics should be consistent from one elevation to the next around the entire perimeter of the house.

Fences/walls that can be seen from the street, including without limitation, perimeter walls that face the street, shall be stuccoed and painted to match the home's exterior.

3. Colors: All colors that are visible from the street or

neighboring lots are subject to Design Review Committee approval. The object is to adopt a color palate that is consistent with the setting and environment. Colors shall be consistent from one elevation to the next around the entire perimeter of the house and structures.

4. Roof Finishes:

- a. Pitched roofs: All pitched roofs visible from the street and/or neighboring lots must be finished with a roof tile that is consistent with the design and color of the house. Concrete tiles are prohibited. The use of shake type concrete tile is discouraged, but may be allowed by the Design Review Committee, provided the tile presents a quality appearance and matches the character of the home.
- b. Flat roofs: All flat roofs must have parapet walls so that roofs are not visible from the street and so as to attractively screen roofing elements from neighboring lots.

5. Air Conditioning Units: Roof mounted HVAC units are prohibited. All other mechanical units must be properly screened if they are to be located upon the roof.

6. Windows: Windows must either be recessed or have an architectural treatment that creates the appearance of recessing.

7. Orientation on Lot: House location or configuration on a lot should respect the natural characteristics of the lot, and be built within the building envelopes shown on the plat.

8. Lot Levels: Stepped floor and terrace levels following the natural slope are encouraged. Whenever possible, the natural grade should generally be retained and restored up to the exterior walls around the entire perimeter of the house except as may be permitted by the Design Review Committee for purposes such as drainage.

9. Signs: One builder identification sign and one realtor sign may be displayed on a lot from the time of start or construction of a house on that lot until the house becomes occupied or is sold to another owner. Such signs shall comply with size limits of the City of Scottsdale. No subcontractor signs shall be permitted.

Location and height of such signs shall be approved by the Design Review Committee.

10. Walls: For homes that have walls abutting an internal street or common area, the wall must be stuccoed and painted the same as existing common area walls at Pueblo Bonito for that portion of the wall adjacent to the common area or street.
11. Separate Structures: Separate structures, such as guest houses and gazebos, should be of the same design character, colors, and materials as the main house.
12. Minimum Floor Area: Houses shall be not less than 3,000 square feet of livable floor area.
13. Garages and Orientation: Garage doors shall not be parallel to or face the front of the home except where lot widths create an undue burden upon the home owner. Said exceptions are subject to Design Review Committee approval. Three car garages are required for each home.
14. Driveways and Walkways: Standard gray concrete drives and walkways located in the front yard are prohibited. Drives and walkway finishes approved include salt finishes, colored concrete, brick inlays, exposed aggregate, etc. The finish need not be excessive, just sufficient to give an upgraded appearance.
15. Storage: All exterior storage is prohibited. Automobiles, boats, RV's, etc. cannot be stored upon the property except in garages or storage units so designed for vehicle storage. Exterior storage units must match the homes exterior and are subject to Design Review Committee approval and review.
16. Landscaping and Lighting: Front yard landscape plans must be submitted to the Design Review Committee for approval. Mature plantings must be used so that the home has a mature, finished look if possible. Lush desert vegetation is encouraged.

Down lighting and landscape lighting plans must be approved by the Design Review Committee.
17. Front Yard Setbacks: The City of Scottsdale zoning ordinances require a 25' front yard setback.
18. Other Requirements and Guidelines: Such other requirements as may be found in the Pueblo Bonito Declaration of Conditions, Covenants and Restrictions, the Pueblo Bonito Bylaws, and the Pueblo Bonito

Articles of Incorporation.

Construction Regulations

1. Construction parking: Parking locations for vehicles, trailers, and dumpsters should be limited to street and house driveway for each project unless otherwise approved the Design Review Committee.
2. Clean up: During construction and at completion of all construction work for each project the owner must clear the building site of all debris and all evidence of construction.
3. Construction time: All construction activity must be completed without interruption and within a reasonable time period. Homes must be completed within 9 months of the footings being dug and landscaping must be complete within 15 days of the home being completed. Home completion is deemed to have occurred when a certificate of occupancy is received.

C. Design Review Process

1. Design submittals shall be received by the Design Review Committee (Committee) which shall schedule necessary meetings, shall respond to applicants with written decisions of the Committee, and shall observe applicant conformance with Committee approvals and stipulations.
2. Design submittals may be made to the Committee at any time. Plans shall be reviewed and response made to the applicant promptly following receipt of adequate documents for review.

The Committee shall have the authority to approve re-submittals for conformance with the written stipulations of a Committee review.

3. Fees. At its discretion the Committee may establish fees for design review. Such fees may be modified from time to time. The Committee shall make a fee schedule available to all applicants.
4. Design Review. Submittals shall be reviewed twice:
 - a. Preliminary Design.
 - b. Construction Documents prior to submittal for City Building permit.

The purpose of Preliminary Design Review is to provide an applicant with guidance prior to preparation of construction documents. The applicant may combine the two design reviews if construction documents are complete at time of purchase of lot.

Any response an owner wishes to make in reference to the results of a Committee review of submittals shall be made to the Committee in writing.

5. Design Submittal Requirements. It is recommended that the following documents be submitted for review:

a. Preliminary Design:

- 1) Site plan at minimum of 1" = 20' scale, although 1/16" = 1' scale is recommended. Information shown on each lot plan should be indicated on the site plan submittal to the Committee.
- 2) Roof plan and floor plans at minimum of 1/8", = 1' scale.
- 3) Exterior elevations of all sides showing existing and finish grade lines at same scale as floor and roof plans.
- 4) Indication of proposed exterior materials, colors and textures.
- 5) A statement of floor area and proposed structural materials.

b. Construction Documents:

- 1) Site plan, elevations, roof plan, floor plans, building sections, and wall sections.
- 2) Samples of exterior materials, colors, and textures.
- 3) Front yard landscape plan.
- 4) Statement describing any significant changes from the preliminary design submittal (if preliminary design submitted).

c. The Committee may request information in addition to that submitted if deemed necessary to review adequately a proposed design.

D. Design Review Committee

1. Membership: The Design Review Committee shall be composed as provided in the Declaration for Pueblo Bonito and any associated Assignment of Development Rights between Pueblo Bonito Limited Partnership and any successor developer(s). Control of such Committee eventually shall pass to Pueblo Bonito Community Association (Association).
2. Term of Service: The Committee shall act on behalf of the principal subdivision developer until such time as enough lots are sold to other parties after which it will act on behalf of the Association. Committee members shall be appointed and hold such positions until development is completed, except as otherwise provided in the amended declaration and the Assignment.
3. Meetings: The Committee will hold meetings as required to review plans submitted by applicants.
4. Responsibilities: The duties and responsibilities of the Committee are as set forth in the declaration and these guidelines.

E. Definitions

Pueblo Bonito Limited Partnership. The original Developer of Pueblo Bonito subdivision.

Development. Pueblo Bonito Subdivision. The residential development at 120th Street south of Shea Boulevard in Scottsdale, Arizona as shown on the plat of Pueblo Bonito Unit One and additional plats as they are recorded.

Pueblo Bonito Community Association. The association of property owners at Pueblo Bonito.

Design Review Committee. The committee established to review plans for all proposed construction at Pueblo Bonito.

City. City of Scottsdale.

State. Arizona.

Builder. A contractor engaged by a lot owner to construct any improvement on that owner's lot.

Building Footprint. The area or space on the ground covered by building, terraces, patios, and related appurtenances, but excluding interior fences or boundary walls, driveways and walks.

Cut. An excavation or cut in the existing grade or ground surface.

Fill. Earth or rock material deposited on the existing natural grade or ground surface changing the existing elevation.

Excavation. Any disturbance of the surface of the land (except as necessary for planting of vegetation) including trenching which results in removal of earth or rock or other substance or any grading of the surface.

Guest House. A building having sleeping accommodations for one or more guests separate from the primary residence located on a lot or lots.

Improvement. Any change, alteration, or addition to a lot including any addition to a building, wall, enclosure, appurtenance, signs, landscape, fill, or excavation.

Lot. Subdivided lot or building site as indicated on development site plan or the subdivision plat, as amended.

Development Site Plan. The Pueblo Bonito Site Plan and survey at 1" = 100' scale as approved by City.

Owner. Lot owner.

Residence. Building or buildings including garage, terraces, patios, and related spaces and appurtenances used for residential purposes.

Appurtenance. Man built structure (eg., light, sign, enclosure, trellis, arbor, fountain or pool).

Structure. Any man built facility constructed or erected on a lot.