



BLACKSTONE

AT VISTANCIA

Residential Architecture Design Guidelines

Prepared for:
Blackstone Design Review Committee

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Document History

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SECTION 1 INTRODUCTION

1.1 THE COMMUNITY OF VISTANCIA

Vistancia is situated on 7,100 acres of Sonoran desert adjacent to the Agua Fria River, two and a half miles south of the Carefree Highway and west of I-17, within the boundaries of the City of Peoria. True to plan, this community contains a wide variety of housing classes, up to three (3) championship golf courses, world-class resort amenities and a full-service commerce center; all of which enhance the growing northwest valley with an exciting, diverse population base. (See Exhibit 1-A)

The individual villages within Vistancia are designed with distinctive programming to provide amenities and living environments tailored to the high standards of a selective clientele. Public and private Community Open Space is the driving force behind the Vistancia Master Plan; the comprehensive system includes mountain preserves, natural desert arroyos and washes, community and neighborhood parks, and an extensive improved and natural trail network.

1.2 BLACKSTONE

Blackstone is located within the community of Vistancia, north of Lone Mountain Road, east of Vistancia Boulevard and west of El Mirage Road. Blackstone outlines approximately 590 acres of pristine Sonoran desert, breathtaking views and an exclusive gated-community lifestyle. The Blackstone residents enjoy a tasteful blend of up-scale custom homes, semi-custom homes, builder product and attached dwellings, and the benefits of a private clubhouse and challenging golf experience on a signature Jim Engh course. (See Exhibit 1-B)

1.3 PHILOSOPHY

The homes at Blackstone are designed with architectural elements which blend tastefully with their surroundings. Matched textures, carefully chosen stone and meticulously crafted finishes are elements that have been incorporated beautifully into the Blackstone Custom Residential Architectural Design Guidelines accommodating each homeowner's unique desires without interrupting the flow of the community.

1.4 PURPOSE

The purpose of the Blackstone Custom Residential Architectural Design Guidelines is to ensure a sense of design continuity within the stylistic diversity of the Blackstone Village. Such continuity preserves land values, provides a visually appealing living environment and encourages design creativity within a consistent framework.

The Design Guidelines contained herein apply to all Custom Lots within Blackstone. The Design Guidelines are intended to assist Owners, Builders and Residents in designing Residences and Improvements on individual Custom Lots within the community.

1.5 REGULATIONS

The Design Guidelines are not intended to supersede or contradict the City of Peoria building codes or improvement standards, the Vistancia Development Standards or the Blackstone Declaration of Covenants, Conditions and Restrictions (CC & R's). Any requests for exceptions or variances to the laws and regulations of the City of Peoria or standards adopted by the City must be submitted to the appropriate City agency according to the established procedures for the granting of such exceptions.

1.6 DEFINITIONS

Unless the context otherwise specifies or requires, the following words or phrases when used in the Design Guidelines shall have these specific meanings. Terms defined in the Declaration shall have the meaning specified herein.

Accessory Structures

Detached garages, carports, restroom/changing facilities, gazebos, storage buildings and other detached structures of non-livable space only.

Amenities

Pools, tennis courts, sport courts, tot lots, gazebos, benches or gathering areas used as a social or functional focus for a project.

Architect

A person appropriately licensed to practice architecture or landscape architecture in Arizona.

Builder

A person or entity engaged by an Owner for the purpose of constructing any Improvement within the Project. The Builder and Owner may be the same person or entity.

Construction Deposit

An amount specified by the Design Review Committee (DRC) which a Builder must remit prior to beginning any residential construction in Blackstone. If the Builder or any of his/her agents should violate the Declaration or the Design Guidelines and it becomes necessary for the DRC or Community Manager to remedy the violation, the cost of the remedy may be charged directly to the Owner/Builder or against the Construction Deposit. This amount is subject to change at the sole discretion of the DRC.

Building Envelope

That area of a Lot, as specified by the Lot Criteria Exhibits, which constitutes the allowable building area for the Residence and other features as listed in this document. The Building Envelope acts as a boundary beyond which no Improvements may be built.

Building Setback

The minimum distance specified per the Lot Criteria Exhibits from the property line to the building structure or other physical structures as listed in this document.

Combined Lots

The grouping or clustering of two (2) or more Lots into one (1) re-platted Lot.

Common Area/Public Area

All land and Improvements designated as such on the Plat, the Declaration or the Association Rules.

Courtyard

An outdoor space defined by building walls enclosing front, side or rear courts or patios.

Declaration

The Declaration of Covenants, Conditions, and Restrictions (CC & R's) for Blackstone as amended and recorded from time to time.

Design Review Committee (DRC)

The reviewing body that reviews and approves all submitted Improvements established pursuant to the Declaration.

Design Guidelines

The restrictions, review procedures and construction regulations adopted and enforced, amended and supplemented by the DRC as set forth herein.

Existing Grade

A point on an existing contour of a Lot, as established by the Master Developer, prior to the commencement of construction by the Lot Owner

Excavation

Any disturbance of the surface of the land including any trenching which results in the removal of earth, rock or other substance from below the natural surface of the land.

Fill

Any addition of earth, rock or other materials to the surface of the land that increases the natural elevation of such surface.

Four-Sided Architecture

All elevations of a Residence being considered as equal, distinct planes in their level of design and articulation and will be reviewed as such by the DRC.

Improvements

Any change, alteration or addition to a Lot, Structure or amenity of any type or kind. Exterior art and sculpture which are visible from neighboring Lots or Common Areas are also considered Improvements.

Indigenous Species

A species of plant, whether groundcover, shrub, cactus or tree, that is found in any Native Zone and is referenced in the Design Guidelines from time to time.

Light Reflective Value (LRV)

The reflectivity of a surface measured by a calibrated light meter. The value represents the percentage of light reflected from a space pure white. White has an LRV value equal to 100 while flat black has an LRV value equal to 0.

Lot

A subdivided property within a subdivision or other building site as shown on the Plat.

Lot Criteria Exhibits

Supplemental criteria to the Design Guidelines, as adopted by the DRC, which illustrates Lot specific building limitations, setbacks and driveway locations.

Lot Survey

Information obtained through an engineer depicting existing features, inventory and Lot configuration.

Master Developer

Vistancia South, L.L.C. and their designated representatives.

Natural Area

That portion of the natural desert lying within a Lot but outside of the Building Envelope and/or Yard Area which must remain undisturbed.

Natural Grade

The existing contour of a Lot prior to the time of any alterations, grading or site work.

Open Space

All land, Improvements and Common Areas designated as such on the Plat, the Declaration or the Association Rules.

Owner

The responsible party or authorized agent of a Lot.

Patio Cover

A solid, semi-solid or open overhead structure that covers a patio or balcony but does not fully enclose the space.

Porch

A fully roofed area attached to a house and oriented to the street defined by building walls and guardrails.

Qualified Design Services

Any architect/designer who has demonstrated his/her capabilities to the Declarant and/or the DRC through examples of previous and current projects to design within the context and appropriateness of the site.

Protected Plants

Protected Plants are those indigenous species of cacti, ocotillo, or any other succulent species trees of 4'' caliper or greater.

Residence

The building or buildings including any garage and other accessory buildings used for Residential purposes on a Lot and any Improvements constructed in connection therewith. Unless otherwise defined, "Residence" shall refer to a single-family Structure.

Structure

Anything constructed or erected on a Lot, the use of which requires location on the ground or attachment to something having location on the ground.

Walkout

That portion of a Residence that is partially constructed underground and has at least one elevation that is visible from the downhill side of any Lot.

Yard Area

That area of a pre-graded Lot that is located within the Residential Walls of the Lot, which allows for improvements as listed in this document.

EXHIBIT 1-A VISTANCIA MASTER PLAN

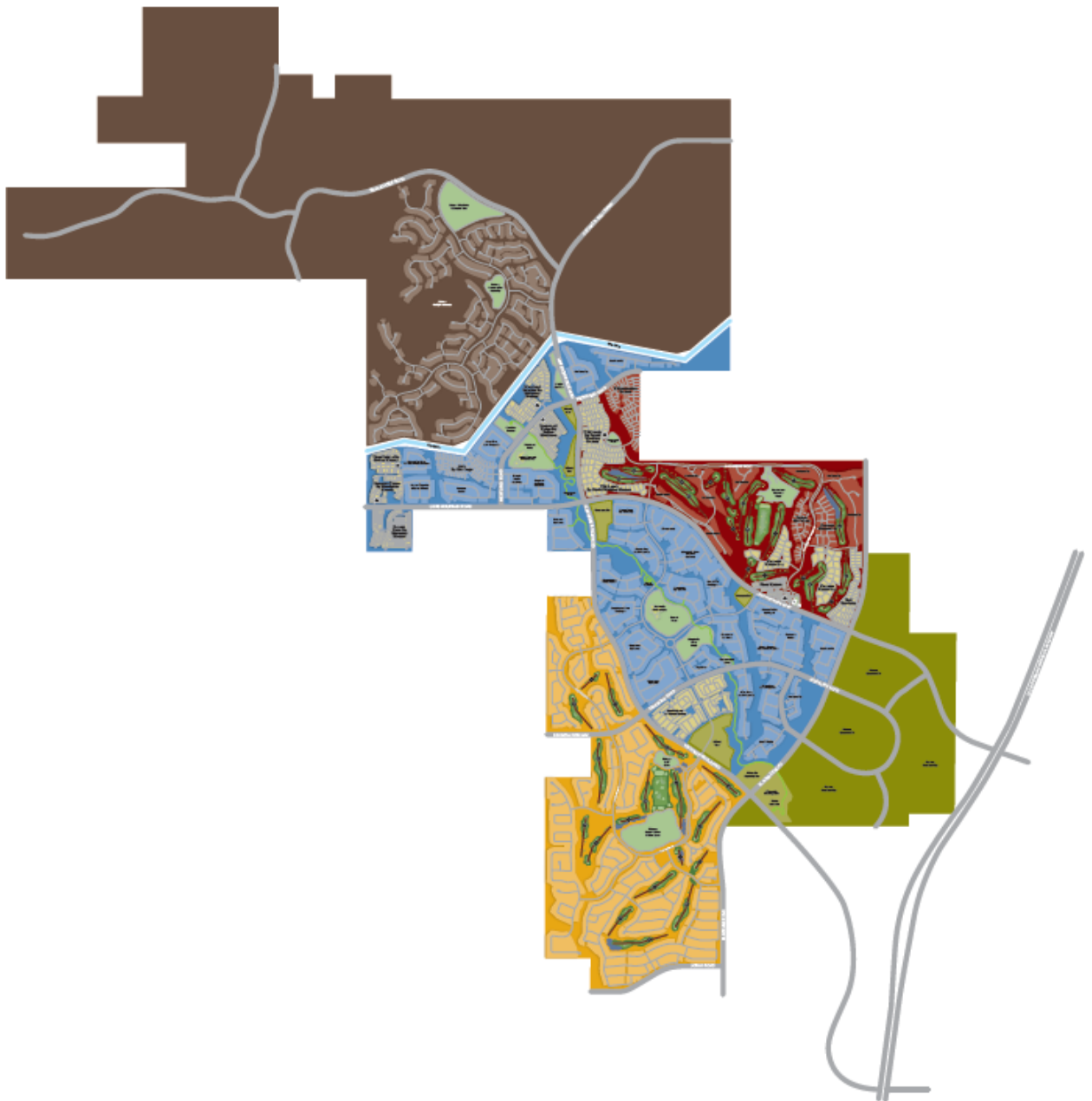


EXHIBIT 1-B BLACKSTONE MASTER PLAN



SECTION 2 SITE PLANNING

2.1 INTRODUCTION

The criteria outlined in this section have been developed to ensure a high level of quality and character for the Blackstone community. They provide standards for those identifiable and unifying elements such as building setbacks and orientation that promote consistency along the community street scene while encouraging and promoting creative individual custom residential design. Within Blackstone there are two (2) types of Custom Lots: Pre-Graded Lots and Natural Lots (See Exhibit 2-A). While their architectural standards will be the same, their site standards will differ.

2.2 LOT CRITERIA FOR PRE-GRADED LOTS

2.2.1 Introduction

Pre-Graded Lots within the Blackstone community are lots for which the developer has graded the building pad prior to the construction of the Residence. The Building Setbacks for each Pre-Graded Lot delineate the three (3) improvement areas of the Lot: Setback Area, Building Envelope and Yard Area. These three (3) areas establish the location and orientation of each Residence and all of its Accessory Structures. Each Building Envelope has been delineated to encourage variation in all four (4) elevations of the Residence creating an enjoyable street scene for the community. If the Vistancia Planned Community District (P.C.D.), as approved by the City of Peoria, standards exceeds the delineated Blackstone setback, the more restrictive setback will take precedence. Building Setbacks for each Lot are shown on the Lot Criteria Exhibits available from the Master Developer. See Exhibit 2-B for a complete list of everything that is allowed and where it can be sited.

2.2.2 Improvement Areas

- **Setback Area:** Front, side and rear Building Setbacks, which define the Building Envelope and Yard Area, are shown on the Lot Criteria Exhibits. The area outside of the Building Envelope and Yard Area is the Setback Area. No site amenities or features are allowed in this area unless specifically specified in this section. See Exhibit 2-C.

- **Building Envelope:** The area of a Lot, as delineated by the Building Setbacks, which constitutes the allowable building area for the Residence and other features as listed in this section. See Exhibit 2-C.
- **Yard Area:** Additional rear and side setbacks that define the Yard Area, which are shown on the Lot Criteria Exhibits. No site amenities or features will be allowed outside the yard area. See Exhibit 2-C.

2.2.3 Building Envelopes for Combined Lots

The Committee may approve building Envelopes for two (2) or more Lots combined into one larger Lot. Side Building Setbacks shall be doubled from the previous side Building Setback for the larger of the two original Lots. Additional setbacks from those shown for each individual Lot may be required based on site-specific conditions.

2.2.4 Walls and Fences

The Master Developer will construct community theme walls and view fences on all property lines that are adjacent to common areas per the Lot Criteria Exhibit, if applicable. The Lot Owner is responsible for all other residential walls per the Lot Criteria Exhibit. Courtyard walls 3'-6" in height or less are permitted outside the Building Envelope on Pre-Graded Lots provided they are no closer than 15' from the back of curb. Courtyard walls must remain within the Building Envelope and Yard Area on Lots adjacent to the Golf Course or Open Space. See Section 4.2.1 and 4.2.2 for specific wall types and requirements. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where walls and fences can be located.

2.2.5 Accessory Structures

Accessory Structures must be located in the Building Envelope. See Architectural Design Section 3.1.26 for information on Accessory Structures. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where Accessory Structures can be located.

2.2.6 Guest Houses and Casitas

Guest Houses and Casitas must be contained within the Building Envelope. See Architectural Design Section 3.1.27 for information on Guest Houses and Casitas. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where Guest Houses and Casitas can be located.

2.2.7 Porte-Cocheres

Porte-Cocheres must be contained within the Building Envelope. See Architectural Design Section 3.1.16 for information on Porte-Cocheres. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where Porte-Cocheres can be located.

2.2.8 Patio Covers

Patio covers must be contained within the Building Envelope on Natural Lots. See Architectural Design Section 3.1.19 for information on Patio Covers. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where Patio Covers can be located.

2.2.9 Sundecks

Sundecks are flat roof areas. See Architectural Design Section 3.1.18 for information on Sundecks. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where Sundecks can be located.

2.2.10 Balconies

Balconies are platforms that project from the exterior wall of a Residence, usually enclosed by a rail. See Architectural Design Section 3.1.17 for information on Balconies. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where Balconies can be located.

2.2.11 Architectural Features and Projections

Architectural Features and Projections such as fireplaces, bay windows, columns, pop outs, wing walls, etc. may extend no more than 2' from the Building Envelope for a maximum width of 14'.

2.2.12 Trellises

Trellis supports may extend 6' from the Building Envelope into the front Setback Area and the edge of the trellis may extend 7'. Trellises may extend halfway into the side Setback Area. Trellises shall not exceed the height of the first story and may cover a maximum of 50% of the front width of the Residence. Trellises on the rear of the Residence are considered to be Patio Covers or Accessory Structures and must follow the criteria for Accessory Structures and Patio Covers found under Section 3 Architectural Design. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where Trellises can be located.

2.2.13 Barbeques, Fire Pits and Fireplaces

Built-in barbecue units, fire pits and/or fireplaces (natural gas only) must be contained within the Yard Area or Building Envelope. Any reflective surfaces, such as stainless steel hoods, need to be screened from neighbors and common open space areas. Chimney elements must be sited to avoid obstructing views from adjacent properties. Also, caution must be exercised to avoid the proximity of smoke to neighboring Residences. The chimney element of such Improvements must set back a minimum of 10' from any side or rear view fence panel. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where Barbeques, Fire Pits and Fireplaces can be located.

2.3 LOT CRITERIA FOR NATURAL LOTS

Building Envelopes for Natural Lots are based on the natural features of the Lot: views, topography, surface hydrology and relationship to adjacent Lots.

A Natural Lot consists of two (2) primary areas: the Building Envelope and the Natural Area. The Building Envelope is the area where all structures, including Residences, Accessory and Secondary Structures, Porte Cocheres, Balconies, Sundecks, patios, trellises, swimming pools, etc., must remain, except as noted. Although the Building Envelope defines the maximum building area, the design goal should be to blend the Residence and its site Improvements with the natural environment. The Natural Area is the portion of the Lot outside of the Building Envelope that will remain undisturbed and in its natural state. See Exhibit 2-B for a

complete list of amenities and site features that are allowed and where they can be sited.

Building Envelope locations for each Lot are shown on the Lot Criteria Exhibits available from the Master Developer (See Exhibit 2-D).

2.3.1 Minor Modifications to Building Envelope

Alterations to the Building Envelope are strongly discouraged although the DRC may allow some Minor Modifications. A Minor Modification is defined as a change to the Building Envelope of less than 20' in any outward direction beyond the original Building Envelope.

Requests for Minor Modification of the Building Envelope must be made prior to Preliminary Submittal.

2.3.2 Building Envelopes for Combined Lots

The Committee may approve building Envelopes for two (2) or more Lots combined into one larger Lot. The Master Developer will delineate a new Building Envelope based on the specific conditions of the Lots.

2.4 SITE GRADING AND DRAINAGE

No Excavation or grading work shall be performed on the designated Lot (or tract, as applicable) without the prior written approval of the DRC (as such term is defined in the Blackstone Declaration). Without limiting the generality of the foregoing, after the designated Lot (or tract, as applicable) has been graded and improved in accordance with drainage, grading and other improvement plans therefore approved by the Master Developer and the applicable governmental authorities and utilities, the Owner of the designated Lot (or tract, as applicable) shall not perform any excavation or grading, or take any other action, which would have the effect of impeding or diverting drainage of surface water runoff to or from any portion of Vistancia (as such term is defined in the maintenance corporation declaration) (including from the Blackstone Country Club (as such term is defined in the Blackstone Declaration)) on and across such Owner's Lot or tract if such grading would cause any damage to adjacent Lot, tract, or tract walls.

2.4.1 Building Pads on Pre-Graded Lots

Building pad elevations shall provide a smooth physical transition from the curb to the front of the Residence. The finish first floor shall not be set greater than 1' above the finish pad grade. Any other grade changes are subject to review and approval by the DRC. No steep or artificial mounding is permitted.

2.4.2 Soils Report

Soils reports for Pre-Graded Lots will be provided for the Owners reference. However, the Owner is required to generate his own soils report and complete any work necessary to ensure proper compaction is provided for construction.

2.4.3 Site Work and Grading on Natural Lots

The Natural Lot areas of Blackstone have been designed to maintain the existing natural terrain of the site. In order to maintain this natural character, site work and grading should be held to a minimum and be confined to the Building Envelope. Lot grading should establish compatible relationships with streets, Open Space and adjacent Lots. The following criteria shall apply:

- Site work and grading disturbance must occur within the boundary of the Building Envelope.
- When possible, existing plant material should be salvaged for use elsewhere on the Lot. Plant material that is located outside of the area to be disturbed must be protected from construction damage.
- All exposed Cuts or Fills must be shaped to mimic the surrounding native topography and blend into the natural setting. Straight graded slopes are not permitted.
- Owners must provide adequate engineering/geological back-up to guarantee slope stability. A plan shall be prepared by a registered professional engineer and be submitted to the City of Peoria and Master Developer for review. All expenses associated with review of materials, certification of pad or recording of documentation

required by local governments are the responsibility of the Owner. All requests must fit within the parameters set forth on the Lot Criteria Exhibits.

- All grading limits as well as Cut and Fill information must be staked in the field and approved by the DRC prior to breaking ground.

2.4.3.1 Plant Inventory and Salvage

The DRC recommends that the Owner and Builder become familiar with the Desert Lands Conservation Overlay (DLCO) for the City of Peoria. Owners and Builders are advised that Natural Lots contain valuable native plants and other natural landscaping materials that should be protected during construction or salvaged for re-vegetation. A third-party professional should be consulted to conduct the plant inventory to identify and handle transplanting of any valuable desert material.

Protected or salvageable material identified during the plant inventory should be included on the conceptual landscape plan, required at Preliminary Submittal. The plan should also specify a designated area within the Building Envelope to stockpile the natural desert floor covering collected prior to start of construction.

2.4.4 Cut and Fill

The intended outcome of the grading for all Residences and Improvements is for the Structures to nestle into the existing site and appear as an extension of the natural landforms of the Lot. Cut and Fill conditions are discouraged, but in cases where they may be deemed appropriate by the DRC, they will be evaluated based on conditions directly under the footprint of the Residence and other site Improvements. The following criteria shall apply when a Cut or Fill condition exists:

- Fill slopes may not exceed 4:1.
- Exposed cut slopes may not exceed 3:1 unless adequate vegetative solutions can be demonstrated or cut conditions are made of natural rock and formed to DRC satisfaction.
- Exposed cut slopes may not exceed 6' in height as measured perpendicularly from natural grade to finished grade.

- Cut and Fill should not intrude into the drip line of trees over 4" in caliper.
- Retaining walls must not exceed 4' in height. Retaining situations that exceed 4' in height must be done with multiple retaining walls with a minimum separation of 4'. See Landscape Architecture Section 4.2.3 Wall Height and Exhibit 4-C Retaining Walls for additional information.
- Cut and Fill slopes may not remain exposed following completion of construction. Cut slopes must be re-graded and naturally contoured to match the existing terrain.

The DRC may allow exceptions, on a case-by-case basis, to the technical Cut and Fill guidelines, if the objectives and intent of these Guidelines are met. The DRC may request that the proposed finished floor elevations be adjusted to reduce the impact of Cut and Fill conditions.

2.4.4 Drainage

All drainage ways outside the Building Envelope, natural or graded, and easements must be left undisturbed. Any proposed modification to these must be submitted for Review. Drainage ways that occur within the Building Envelope must be picked up and released in its natural location. Drainage should flow away from the backside of all perimeter and Common Area walls built by the Master Developer unless specifically indicated on the Master Developer's rough grading plans. No drainage from Lots onto the Golf Course or Open Space is permitted unless specifically indicated on the Master Developer's rough grading plans. All disturbed drainage ways must use a form of erosion control. Fabric Barriers shall only be allowed in temporary situations. Rip-rap, if used as a method of erosion control, must blend in style and color with the natural environment and be approved by the DRC.

2.5 GRADE ADAPTIVE ARCHITECTURE

The architectural design of the Residence shall respect and reinforce the natural topography of the Lot and be of a "grade adaptive" nature rather than flat monoliths forced into the hillsides. Residences must follow the existing slope in uphill and downhill conditions. These Residences will be subject to the same parameters and horizontal and vertical restrictions

in massing as outlined in the Design Guidelines. See Exhibits 2-E for examples of design approaches for different conditions.

2.6 PARKING AND DRIVEWAYS

2.6.1 Driveway Clearance and Dimensions

Driveways for Pre-Graded lots must be a minimum of 6' from side property lines. Driveways on Natural Lots are not to be used to expand the Building Envelope. Driveway entries shall not exceed 18' in width. Dual-Entry and circular driveways are not permitted. Minimum backing distance for a side-loaded garage is 24'. No gates to driveways will be permitted.



Driveways can set the tone as a critical part of the architectural foreground.

2.6.2 Recreational Vehicles and Equipment

Recreational vehicles and equipment must be stored in a garage as defined under Section 3.1.8 Garages.

2.6.3 Guest Parking

Uncovered guest parking is required, per City standards, on the Lot and must be sufficiently obscured with screen walls or a combination of screen walls and landscaping. Natural Lots must accommodate guest parking within the Building Envelope for at least two (2) vehicles.

2.7 SITE AMENITIES

2.7.1 Water Features

Fountains in the front yard must be contained within the Building Envelope. Pools and water features must remain inside the Building Envelope of Natural Lots and within the Yard Area of Pre-Graded Lots. Pool and water feature structures such as waterfalls, slides, rock outcroppings, etc. must meet Building Setback criteria for Accessory Structures and are limited to 6' in height above the existing pad elevation on Graded Lots and the Natural Grade on Natural Lots. Water features on Lots along the Golf Course must have 4-sided design and all equipment must be hidden from view. Water features are subject to approval by the DRC. Exhibit 2-B is a quick reference guide that identifies the areas where Water Features can be located.



Outdoor water features can be part of the structure.

2.7.2 Basketball Hoops and Sport Courts

Portable basketball goals are not permitted. All basketball goals shall be permanently installed on the inside edge of owner's driveway, and must be screened from view from all common areas and adjacent residences. The pole/post shall be black or dark green. Basketball goals or backboards may not be mounted to the garage. Basketball goals may not be lighted and must be clear or neutral in color. Logos are not permitted on the backboard. All hard and soft surfaced sport courts must be located in the Building Envelope and Yard Area. Lighting, if installed, shall be located, directed, and shielded so that light rays and glare, to the greatest extent practical, do not extend beyond Lot boundaries. Exhibit 2-B is a quick reference guide that identifies the areas where Basketball Hoops and Sport Courts can be located.

2.7.3 Exterior Recreational and Play Equipment

All exterior recreational equipment must meet the intent and requirements of all sections of these guidelines, including color. All exterior recreational play equipment requires specific approval by the DRC prior to installation.

Recreational and play equipment that is greater than 10' in total height will not be approved. The maximum platform height cannot exceed 6'. Any colored canopy, cover or other portion of the set that exceeds 6' must be of a neutral color and is subject to DRC approval. All equipment shall be a minimum of 10' from the property wall. All equipment shall be well maintained and in good condition.

2.7.4 Mailboxes

Shared mailbox units will be used in all custom parcels. Mailbox units will be installed by the Master Developer.

2.7.5 Signage

Address identification must complement the architecture of the home and be submitted to the DRC for approval.

No additional signage detached from the Residence is permitted, except temporary construction signs or other signs as permitted by the Declaration and approved by the DRC.

EXHIBIT 2-A PRODUCT LOCATION MAP



EXHIBIT 2-B BUILDING ENVELOPE MATRIX

This matrix is a quick reference guide that identifies the areas where amenities and site features can be located. For specific siting information please refer to the appropriate section of this document.

Amenity/ Site Feature	Pre-Graded Lots			Natural Lots	
	Set Back Area	Building Envelope	Yard Area	Natural Area	Building Envelope
Walls/Fences	X				X
Courtyard Walls	X	X	X		X
Accessory Structures		X			X
Guest Houses/ Casitas		X			X
Porte- Cocheres		X			X
Patio Covers		X	X		X
Sundecks		X	X		X
Balconies		X	X		X
Building Projections	X	X	X		X
Trellises	X	X	X		X
Barbeques/Fire Pits & Fireplaces		X	X		X
Water Features		X	X		X
Sport Courts		X	X		X
Play Equipment		X	X		X

EXHIBIT 2-C PRE-GRADED LOT CRITERIA

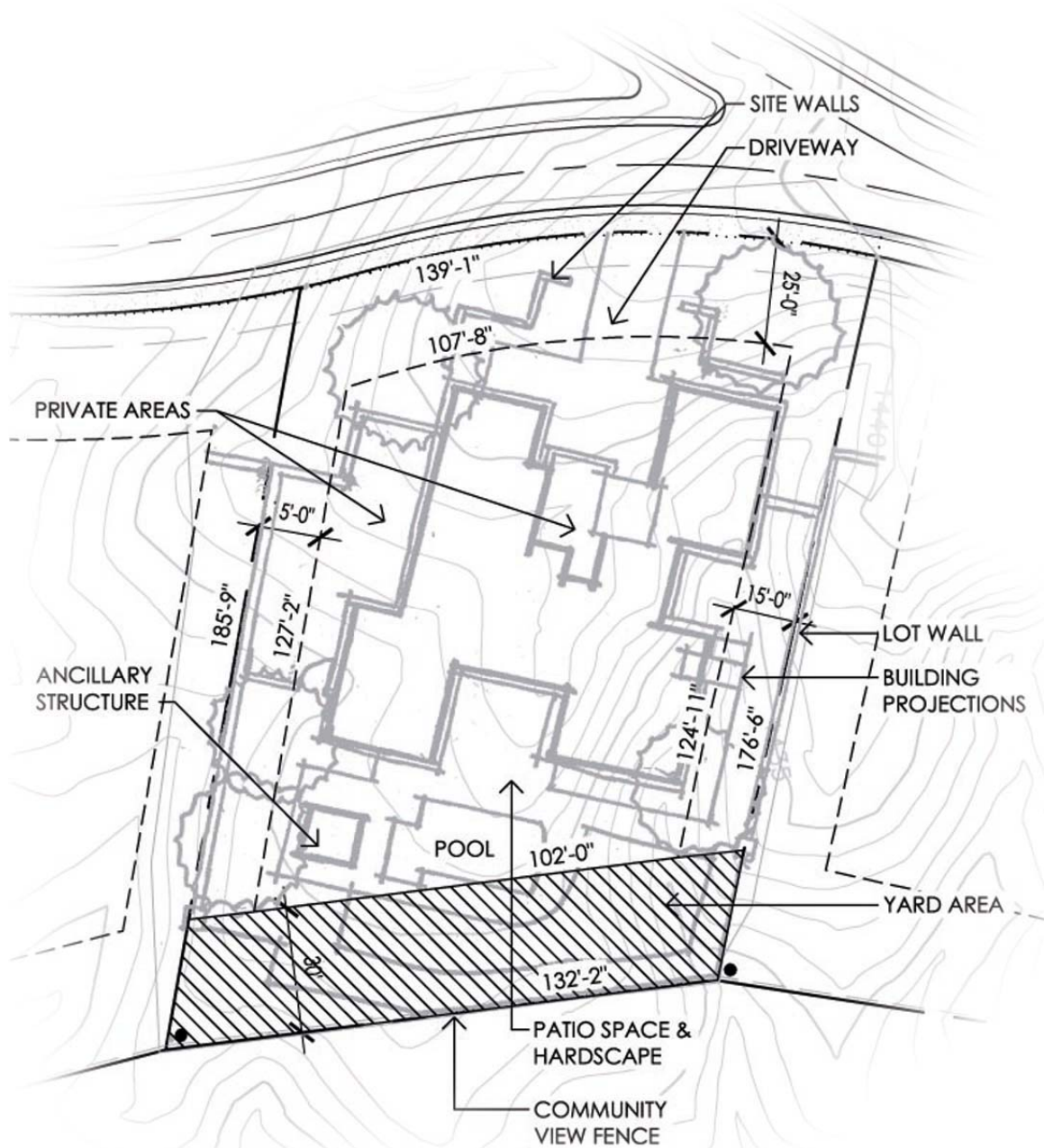


EXHIBIT 2-D NATURAL LOT CRITERIA

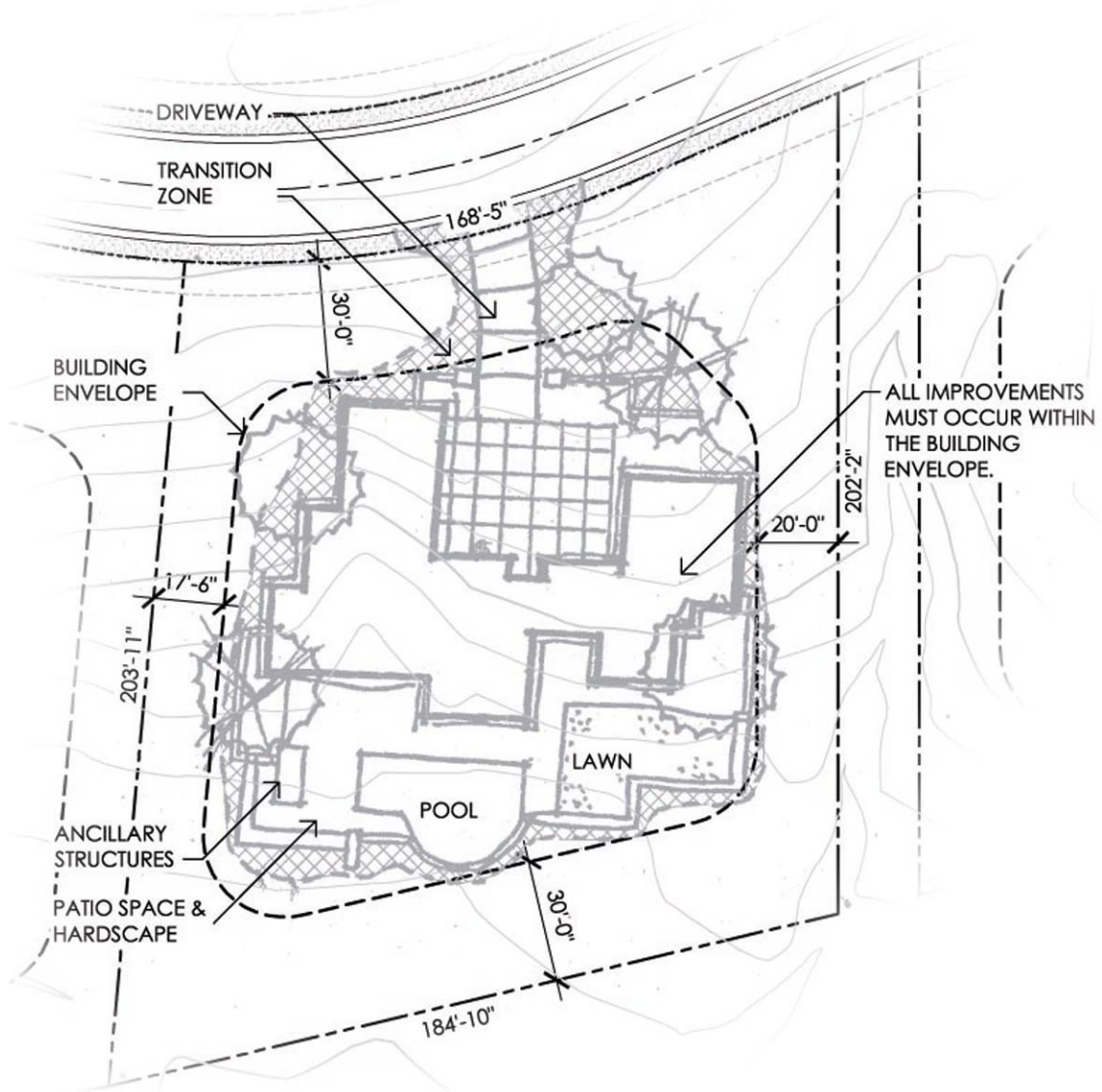
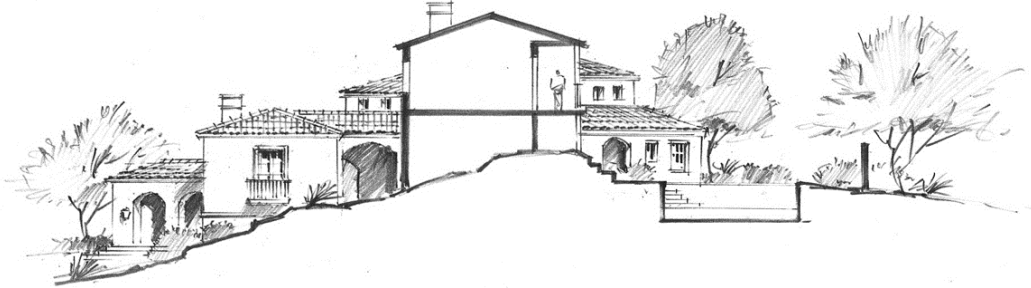


EXHIBIT 2-E GRADE ADAPTIVE ARCHITECTURE



Grade adaptive design for a home sited on a ridge or hilltop, which maximizes residential use of both sides of the ridge or hilltop.



Grade adaptive design for a home partially sited in a swale or valley.

SECTION 3 ARCHITECTURAL DESIGN

3.1 ARCHITECTURE STANDARDS

3.1.1 Style

The architectural character of Blackstone should reflect a feeling of quality and elegance, individuality and sensitivity to the desert environment. Wide ranges of architectural styles are allowed which are compatible with this vision.

Spanish Inspired Styles



- Low pitched roof
- Smooth surfaces or stucco siding
- Porched entries/courtyards



- Barrel/clay roof tiles
- Arches, arched doorways
- Asymmetrical forms

Hacienda Influences



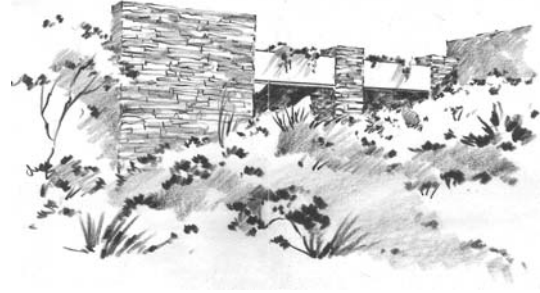
- Low pitched roof
- Rough textured exterior surfacing
- Arched portals & courtyards
- Patterned tile & floor surfaces



- Barrel/clay roof tiles, exposed rafters & wood beams
- Earth toned brick & stone accents
- Decorative ironwork & detailing



Desert Contemporary Influences



- Single story/grade adaptive
- Oversized windows & doors
- Natural materials and color used in dramatic contrasts
- Free form/angular geometry
- Large roof overhangs
- Eclectic combination of historical styles

The following architectural styles are not in harmony with the desert character and are therefore prohibited: Alpine, Colonial, English, Georgian, Tudor, Log, Farm and Victorian.

The DRC requires use of details that will soften and enhance the architectural design. These include:

- Detail and relief of windows, entrances and doors.
- Breaks in the roofline with elevation changes.
- Shade structures, canopies and walks.
- Well articulated massing.
- Attention to service spaces.

The following sections provide illustrations and guidelines regarding materials, colors and design elements expressive of the community environment. The illustrations and guidelines are intended to help understand the community character and appropriate design responses, but the ideas presented are not intended to establish absolute limits or boundaries. All Residences and other Structures that are constructed will be considered four-sided architecture.



Architecture and landscape should be designed cohesively.

3.1.2 Floor Areas

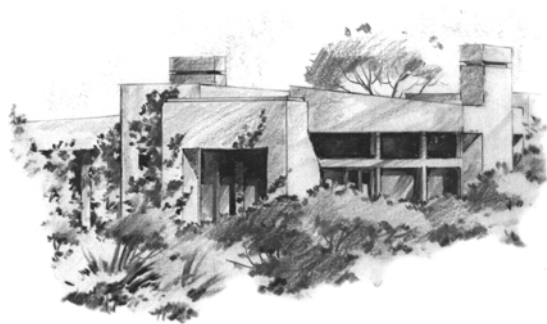
Residences shall have a minimum of 3,500 s.f. of First Floor Living Area above grade. The second story floor area of a two (2) story residence may not exceed 30% of the first floor area of the residence including the garage.

3.1.3 Building Height

Residences shall be limited to two stories, excluding basements and walkouts. Building heights shall be limited to 24' for single story residences and 30' for two-story residences, as measured from the existing building pads (except where the DRC permits Walkouts and as described below) on Pre-Graded Lots. In the case of Natural Lots, height shall be measured from the natural elevation directly below the "point being measured" (See Exhibit 3-A). DRC reserves the right, at its sole discretion, to impose additional restrictions on lots affecting golf course, street, and other Common Area view corridors, and/or appearing out of character with particular natural and improved environments.

3.1.4 Building Mass

The exterior elevation shall incorporate quality elements of design such as balance, depth, repetition and contrast with special attention to shade and shadows. Each Residence must be composed of multiple masses with each mass distinguished by a minimum offset in depth of 2'. At least two (2) distinct masses must be visible from each

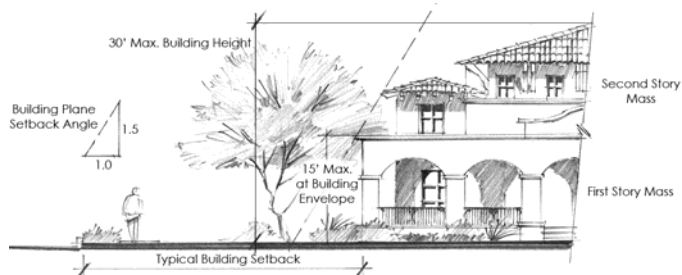


Multiple planes create balance and interest.

building elevation, and the size of each must be in proportion to the overall scale of the Residence. Rooflines should create interest but expansive roof areas are prohibited. Massing Relief will be provided on those elevations siding or backing onto streets, the Golf Course or Open Space. Single story elements should be provided at the perimeter of the Residence with two-story elements set back towards the center of the Residence. (See Exhibit 3-B).

3.1.5 Bulk Plane Setback

Bulk plane setback is used to promote variety in the Street scene by increasing articulation within building planes. The object is to gain distinction between each individual Residence and achieve Four-sided



Architecture. Bulk Plane Setback requirements will be applied to all sides of a residence.

The maximum height of any structure at any point along the edge of the building envelope is 15' above the existing underlying grade. The bulk plane steps back from the 15' height at an angle of 146° or 1' horizontally for each 1' -6" of additional elevation (1:1.5) to a maximum building height of 30' as measured from the existing underlying grade. Two-story massing is limited to a 30' maximum horizontal width for a two story stacked space and a 40' horizontal width for a one story volume space. All parapet walls of flat roofed structures must remain behind the bulk plane setback line (See Exhibits 3-B and 3-C).

3.1.6 Basements

Basements are permitted, however, any exposed wall surfaces shall be finished consistent with other wall surfaces of the building and shall be located within the Building Envelopes. Light wells and open exterior stairs may encroach into side and rear Setback Areas.

3.1.7 Walkouts

Three-story Residences will be permitted on rear elevations but only on those Lots that permit a Walkout. These Residences will be subject to the same parameters as well as horizontal and vertical restrictions in massing as outlined in the Design Guidelines.

3.1.8 Garages

Every effort should be made to minimize the impact of the garage and garage doors on the street scene of the community. Garages may be either attached or detached provided they comply with the



Garages can have staggered doors for interest.

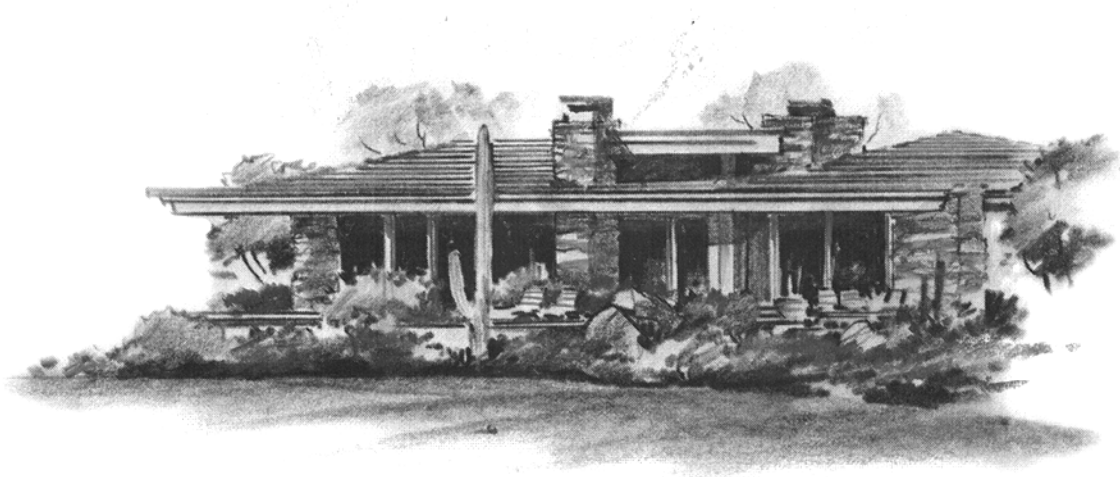


Garages can be pushed down off the street.

Building Setback requirements established in the Design Guidelines. No more than two (2) garage bays, up to a maximum total width of 27', may be oriented toward any street. Any transition from garage door to garage door must have a minimum of 2' horizontal separation between the doors. All garage doors shall have a minimum 12" recess. Pop-out surrounds are not allowed. Oversized garage doors are not allowed on any residence unless otherwise approved by the DRC. Side loaded garages are allowed to extend beyond the Building Envelope on Pre-Graded Lots so long as it remains 15' from the right-of-way of the street. Garage doors must be custom in nature, wood veneer without windows or a metal contemporary design, and relate to the aesthetic of the residence.

3.1.9 Roof Design

Roofs may be pitched or flat. Roof pitches shall not exceed 5:12. All roof overhangs must be appropriate to the architectural style. Deeper roof overhangs are encouraged to promote a horizontal character in the architecture, help with climate control and provide variety in shade and shadow. Roofs may not descend closer to finish grade than 7'. Ridgeline may not extend more than 50' in any direction without either a vertical or horizontal change in direction. Pitched roofs and the related massing of elements shall create rooflines compatible with the overall character of the foothills topography. Flat portions of the roof shall contain a parapet where needed to conceal roof-mounted equipment including vents, etc. and should be colored to match the rest of the Residence. Parapets shall be a minimum of 18" high and must terminate into an inside corner or against a mass. Continuity of parapet walls in flat roof areas is required.



Deep roof overhangs are required.

Exposed gutters shall be colored to match or be compatible with the surface to which they are attached.

Scuppers shall be accompanied by an appropriate catch and down spout. Decorative scupper extensions without down spouts are acceptable. Concealed drainpipes are preferred.

Mechanical equipment such as air conditioners, heaters, evaporative coolers, television and radio antennae, radar receivers, hot water storage systems and other such devices shall not be permitted on any roof. Mechanical devices such as exhaust fans, vents and pipes shall be located to minimize their view from adjacent public space and shall be painted to match roof surfaces. Surface mounted venting fixtures

(including O'Hagin's), turbine heads, and dome vents will not be permitted. Venting shall be obtained by either providing insulation tight to the roof sheathing (eliminating the need for attic venting) or by providing intake vents at the soffit and exhaust vents at the ridge. Gable vents will be considered if applicable to the style of the home.

3.1.10 Roof Materials

Material for pitched roofs shall be clay, integrally colored concrete or metal. Standing seam metal roofs may be used subject to the sole discretion and approval of the DRC. Reflective materials including all other metal roof materials are prohibited. The finish material of a roof shall have a light reflectance value of 45 or less and the color shall be similar to the exterior of the Residence. Clay tile blends are permitted, but the LRV of the lightest colored tile must be 45 or less. White, off-white or reflective finished-coated roofs are prohibited.

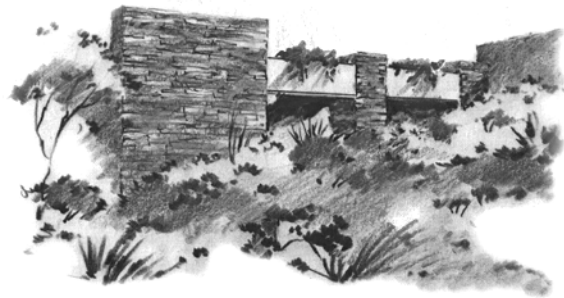
The following roof materials are prohibited:

- Asphalt shingles
- Fiberglass shingles
- Simulated tile including fiberglass or metal
- Wood Shakes
- Pinto

3.1.11 Exterior Building Surfaces

Materials for exterior walls shall consist of the following:

- Stucco with a smooth to semi-smooth texture. Heavy finishes such as lace, swirl or heavy trowel are prohibited. A sample of the stucco texture must be submitted to the DRC for approval.
- Solid clay brick when used in conjunction with stucco.
- Concrete block.
- Stone or Faux Stone, as approved by the DRC.
- Board-form concrete.
- Rammed earth.



The combination of rough and smooth

Wood trim members may be used when colored with a semi-transparent or solid color stain or paint.

Exterior wall finishes shall be continuous and consistent on all elevations of the Residence to achieve a uniform and complete architectural design statement.

Masonry veneer should be used to highlight masses or planes rather than solely as a continuous wall plane. Masonry should not appear to be an applied veneer and should not be used as a simple horizontal band, wainscot or facade. Exterior walls that have stone on one side and stucco on the other will not be allowed. Due to the heavy visual nature that masonry has, lintels, headers or beam details, that appear to carry the load of the masonry material, should be incorporated into the design of that elevation.

Exterior finish materials, including stucco, stone and masonry, on all building walls, site walls and screen walls must be detailed to align with the finish face of the stem wall thereby eliminating the look of unfinished foundation walls.

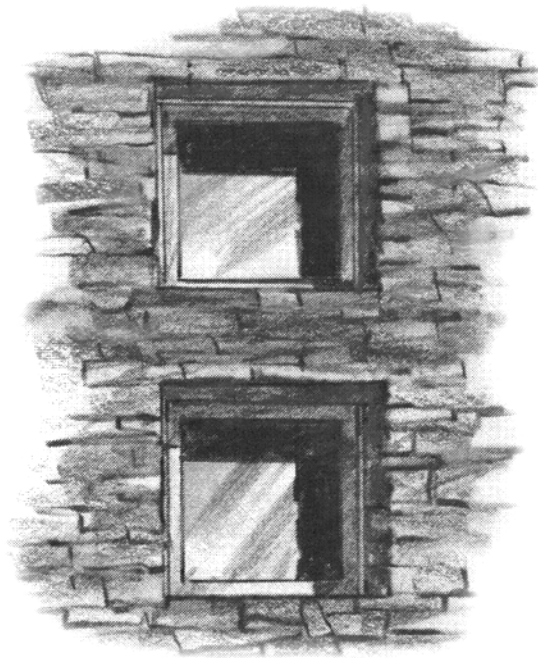
An exterior material mockup wall is required to be constructed, within 30 days of the start of construction. Refer to Section 6.7.2 Material Mock-Up.

3.1.12 Windows and Doors

All window and door openings within exterior wall surfaces shall be recessed 4" or more into thickened walls on all four (4) sides. Street and Golf Course elevations shall have window and door openings recessed a minimum of 6".

Combinations of the above or any other design treatment that achieves scale, order, proportion or depth of opening are allowed. Recess requirements may be modified for contemporary structures at the discretion of the DRC.

Foam and fiberglass trim treatments (i.e. window surround, pop-outs) are not allowed and shall not be used to create mass or wall relief.



Recessing can be achieved on both a large and small window elements.

Residences with flat roofs and parapets shall have all exterior openings recessed a minimum of 4". Trim elements shall not be calculated as part of the minimum recess requirement.

Windows are encouraged to use multi-pane, true divided light details. Window frames and mullions must complement the style and color of the Residence. Traditional homes shall have true divided light details at the street elevations. Glazing may be either clear or tinted. White window frames and reflective glass is not permitted. Windows greater than 6' in any direction shall utilize divided light details.

Window and door shapes shall be appropriate for the architectural style of the Residence.

Security bars at doors and windows shall be mounted on the inside of the Residence and concealed from public view unless they are a thematic

element to the architectural style. Roll-up security shutters shall be mounted on the inside of the Residence or built into the window.

Refer to Section 3.1.20 for guidelines on Awning and Shade Covers.

3.1.13 Skylights

Skylights will only be allowed on flat roofs. A maximum of eight (8) skylights and/or a maximum of forty (40) square feet of total area of skylights, which ever is more restrictive, may be permitted. Skylights must be screened from view from common areas and other Residences, particularly those located at a higher elevation. They should be of a low-profile style and be tinted either bronze or gray. White or clear skylights as well as up-lighting in skylights will not be allowed.

3.1.14 Columns and Archways

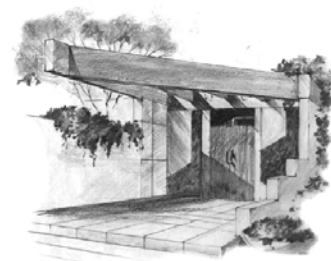
Columns and archways appropriate to the architectural style of the Residence are encouraged, however, they should be massive and provide a feeling of depth and interest at fenestration and entries. Columns are limited to 15' in height.

3.1.15 Mailboxes

Shared mailbox units will be used in all custom parcels.

3.1.16 Porte-Cocheres

Porte-Cocheres must be contained within the Building Envelope. Entry Porte-Cocheres and porch openings shall be limited to 15' in height.



Entryways of low scale can have a huge impact.

3.1.17 Balconies

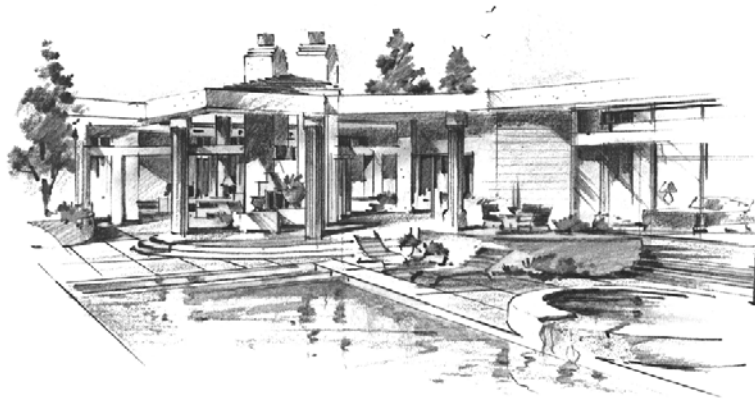
Balconies shall be designed to complement the architecture of the Residence. Balconies are platforms that project from the exterior wall of a Residence, usually enclosed by a rail. Balconies shall be permitted to extend 2' into the Yard Area on Pre-Graded Lots. Covered Balconies must remain within the Building Envelope. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where Balconies can be located.



Balconies can add interest to the elevation of the Residence.

3.1.18 Sundecks

Sundecks are flat roof areas that shall be designed to complement the architecture of the Residence. Sundecks are only permitted on the back side of the residence, including Lots adjoining the Golf Course or Open Space. Sundecks may extend 6' from the rear most building plane into the Yard Area on Pre-Graded Lots. Covered Sundecks must remain within the Building Envelope and the cover may not exceed the maximum building height. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where Sundecks can be located. Sundecks are subject to the sole discretion and approval of the DRC.



Consider views into rear yard space when designing pools, patios and landscaping.

3.1.19 Patio Covers

Patio Covers must be integrated into the building architecture and complement the character and style of the Residence. Patio Covers may extend 15' from the rear most building plane on Pre-Graded Lots. Refer to Exhibit 2-B for a quick reference guide that identifies the areas where Patio Covers can be located.

3.1.20 Awnings and Shade Covers

The use or addition of fabric-type awnings, exterior sunshades or other shading devices that do not appear integrated into the design of the Residence is strongly discouraged and can only be allowed if, in the opinion of the DRC, the element is integrally designed into the character of the residence and it does not have a negative impact on the overall visual harmony of Blackstone.

3.1.21 Courtyard Walls and Fences

Courtyard walls and fences shall relate to the overall architectural character of the Residence and should be visually softened with planting.

3.1.22 Chimneys

The design and finish of the chimney should complement the architectural design of the Residence. The use of accent trim such as pre-cast concrete, tile and stone is encouraged. Chimneys may not extend more than 2' above the highest roof point.



Chimneys and fireplaces are an extension of the residential form.

Internally mounted spark arrestors shall be installed out of view from adjacent Residences. All fireplaces will be allowed only as permitted by environmental regulations and the City of Peoria. .

3.1.23 Utility Equipment

Security equipment, HVAC units, swimming pool equipment, etc. shall be screened from public view by solid walls and gates that are at least 1' in height above the equipment and must meet utility company standards for access.

Wall mounted meters must not face the street, must be screened from public view and must meet the installation requirements of the local utility company. Electrical service units larger than 400 amps must be screened from view by an equipment closet and be contained within the Building Envelope.

3.1.24 Interior Lighting

Interior lighting becomes a concern of the DRC if light that spills outside of the interior causes glare when seen from neighboring Lots or Common Areas. Special attention should be given to the aiming and brightness of display lighting and other intense accent lighting as it may be reflected to the exterior particularly through high windows, clerestories or skylights. Darkly tinted glazing may be used on skylights and clerestories. Dark tinting of glass areas or the use of window coverings at doors and windows may be required to reduce light spill from interior spaces that utilize exceptionally high light levels.

3.1.25 Exterior Lighting

Exterior lighting shall mean light sources that are on the exterior of the Residence. Subtle, low level lighting of facades is encouraged. Lighting shall be located, directed and shielded so that light rays and glare, to the greatest extent practicable, do not extend beyond Lot boundaries. Light fixtures with cut-off or concealed light sources are required. Visible light sources are prohibited. These types of fixtures may include wall sconces, recessed lighting, soffit lighting and directional lighting. Recessed lighting (i.e. soffit lights) incorporated into the architecture of the Residence may be placed higher than 10' as long as the light source is not visible from adjacent properties. Floodlights to illuminate the structure are prohibited.

Exterior lighting serves one (1) of three (3) general purposes in relation to the Design Guidelines: safety, security, and recreational (for the visual enjoyment of outdoor living spaces) as characterized below:

- **Safety Lighting:** Low voltage lighting mounted in a low profile manner used to illuminate vehicular and pedestrian circulation and to assist in circulation outdoors.
- **Security Lighting:** Lighting intended to provide bright illumination during emergency situations only, which may include unauthorized trespass and unusual or threatening sounds and/or activities. This type of lighting must be circuited and controlled separately from any and all other lights. All security lighting must be controlled by sensors and may not remain on at other times.
- **Recreational Lighting:** Lighting intended to illuminate exterior living areas such as patios, pool decks or landscaping behind walls or in Private Zones. Lighting for visual enjoyment may often provide for safety requirement around outdoor living areas, and safety lighting may sometimes contribute to the visual enjoyment of the landscape. Because of differences in the frequency, duration of use and the objective of minimizing unnecessary lighting, these lighting functions must be controlled separately.

The maximum wattage of any exterior light fixture is fifty (50) watts. Exterior Light fixtures must relate to the architectural style of the home. The scale of the fixture must be considered in relation to the wall or architectural feature on which it is mounted or adjacent. Wall-hung or ceiling-hung ornamental coach lights with translucent glass and bulbs at a maximum wattage of forty (40) watts are acceptable at primary and secondary entrances. Decorative ceiling-hung lights with opaque shades that cast light downward are acceptable in arcades.

Unless otherwise approved by the DRC, exterior lighting shall be mounted as follows:

- In the ground or on a post not exceeding 18" above grade.
- In or upon a wall not exceeding 8' above grade.
- Discreetly attached to mature trees without causing sway at a height not exceeding 8' above grade.

Light sources (lamps and bulbs) of all exterior lighting must be completely shielded from view to eliminate glare from normal standing, sitting or driving view angles from any neighboring Lot or Common Area. For example, lantern-type fixtures with an exposed bulb are not permitted.

Particular care must be taken when lighting homes that are visible from land at lower elevations.

All up-lights must be aimed so that the focus of the light source is within ten (10) degrees of vertical. An exception would be those fixtures mounted below a roofed patio area that are aimed upward. The light source of such fixtures must be fully shielded behind the eaves. Up-lights that cause light spill into the night sky will not be approved.

All down-lights must be mounted in an approved manner and must be aimed downward within ten (10) degrees of vertical and shielded so that no light source may be visible. The DRC reserves the right to reject a downward directed light if, in its sole discretion, it appears excessive, inappropriate or not in conformance with the lighting philosophy of Blackstone.

The DRC must approve all exterior lighting fixtures, lighting designs and locations.

3.1.26 Accessory Structures

Accessory Structures must be located in the Building Envelope. They may not exceed 15' in height as measured perpendicularly from the highest element of the roof to the existing grade for Pre-Graded Lot or the Natural Grade for Natural Lots. The architecture of Accessory Structures must be similar or compatible with the architectural style of the Residence including use of colors, exterior materials and landscaping. Walls, courtyards or other major design elements must visually connect Accessory Structures.



3.1.27 Guest Houses and Casitas

Guest Houses and/or Casitas must be located in the Building Envelope provided they meet the siting requirements of the Residence, City of Peoria regulations and the following conditions:

- The Guest House or Casita shall be designed and integrated into the elevation of the Residence. When viewed from the street, the Guest House or Casita shall not dominate the facade of the Residence and shall not obstruct the view of the main entry. The Guest House or Casita shall also be a complimentary addition to the Structure massing as discussed in the Design Guidelines.
- Access into the Guest House or Casita shall not face a street.
- If a Guest House or Casita is located above a garage, the stairwell must be enclosed and shall not have its access perpendicular to the street.
- If a Guest House or Casita is detached from the Residence, it shall have a minimum separation of 10' from the Residence.
- The Guest House or Casita should be designed as a single visual element with the Residence and should be visually connected by walls, courtyards or other major landscape elements.

3.1.28 Exterior Stairs

Exterior stairs shall be permitted when located within the Building Envelope. Their design and construction must be integrated into the architectural style of the Residence and will not be perpendicular to the street. Owners should verify requirements with the City of Peoria building code.



3.2 COLORS AND MATERIALS

Colors and materials should be chosen to blend with the natural colors of the surrounding landscape. All colors and materials are subject to approval by the DRC.

3.2.1 Roof Colors

Roof colors shall be chosen for their architectural appropriateness as well as their color and textural relationship to the colors found in the natural environment at Blackstone.

Metal roofing, if approved by the DRC, shall have an LRV of 35 or less. Flat roof finish material shall have an LRV of 45 or less.

3.2.2 Building Colors

Exterior colors of the Residence shall blend into the natural desert surroundings and have a light reflective value (LRV) that is less than or equal to forty-five (45). Subdued accent colors may be used, subject to approval by the DRC. Colors considered incompatible with the surrounding natural environment are prohibited, regardless of compliance with LRV requirements.

Colors for exterior artwork, sculpture or any other special features should also be muted tones chosen to blend rather than contrast with the Residence and its surroundings.

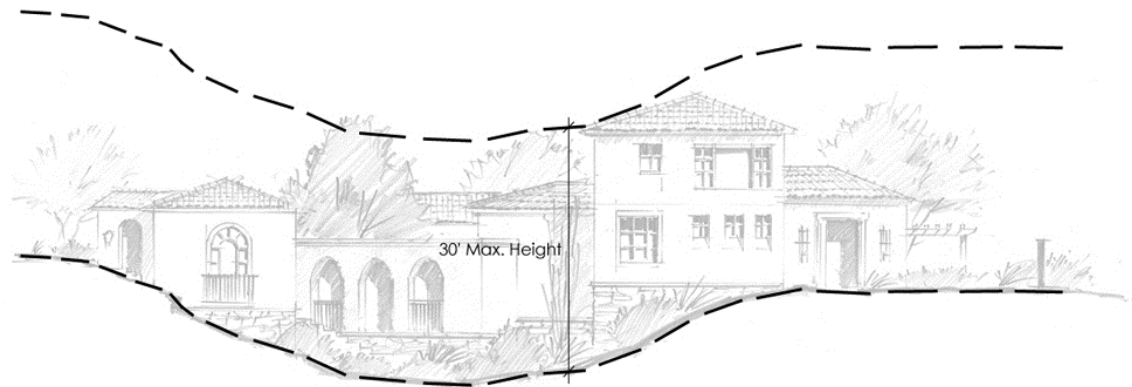
3.2.3 Masonry

Natural or faux stone, brick, and concrete block shall be in muted desert shades to complement the natural terrain at Blackstone.

EXHIBIT 3-A BUILDING HEIGHT



Graded Lot



Natural Lot

EXHIBIT 3-B BULK PLANE SETBACK

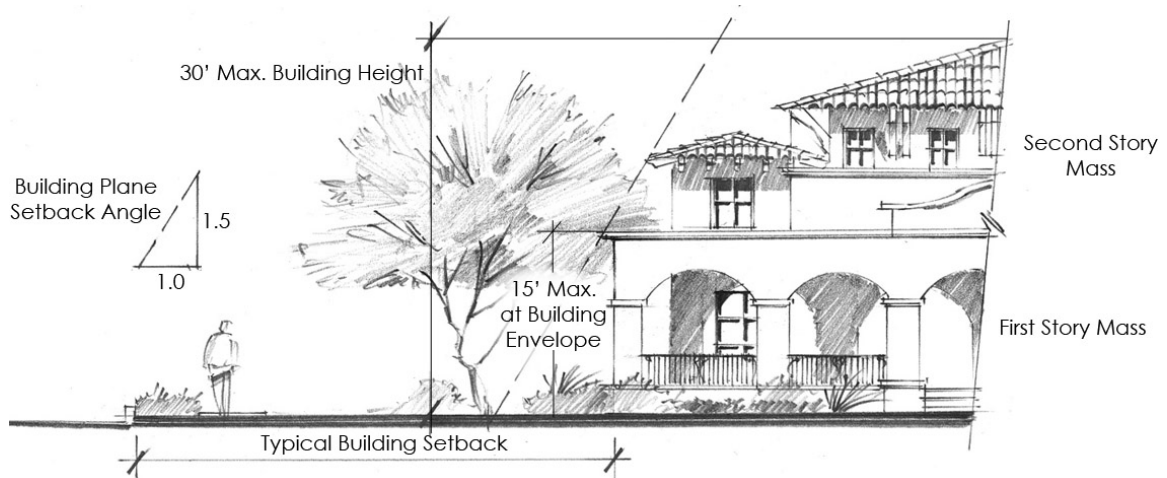
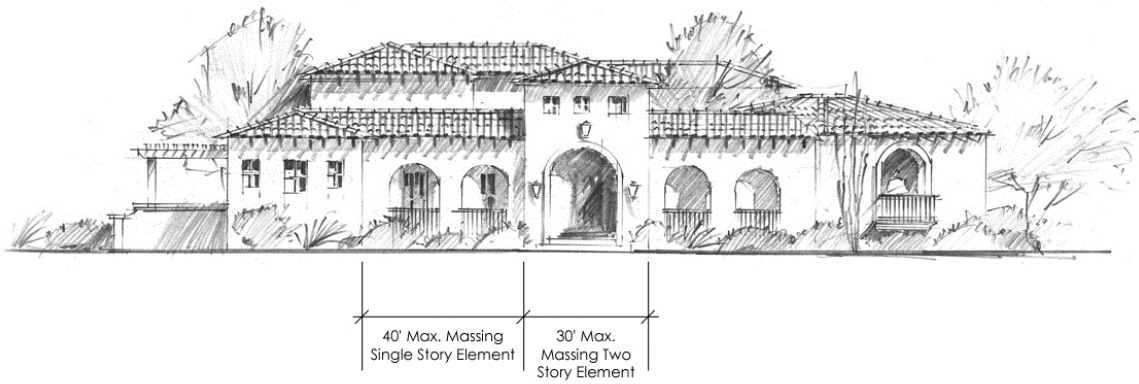
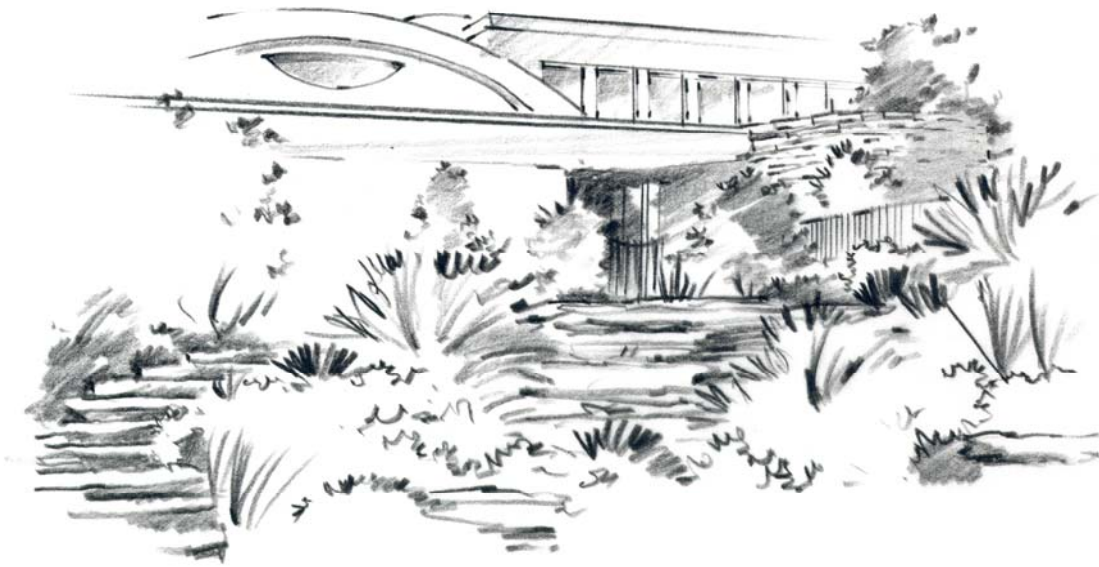


EXHIBIT 3-C BULK PLANE MASSING



SECTION 4 LANDSCAPE ARCHITECTURE



Appropriate scale is critical for balance between landscape and structure.

4.1 INTRODUCTION

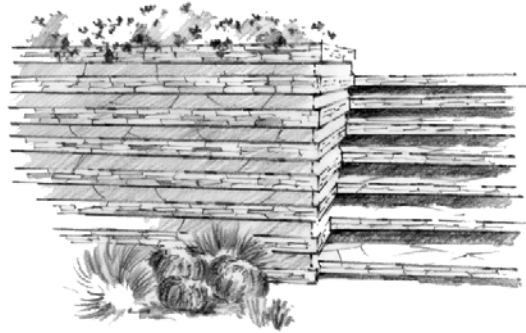
The following landscape criteria have been established to ensure continuity and visual quality of the neighborhood image. All Planting Concepts and Final Plans require review and approval by the DRC.

4.2 HARDSCAPE STANDARDS

Walls, walks, driveways, patios, decks and courtyards shall be integral to the design of the Residence and surrounding landscape and shall compliment rather than detract from the architectural style. Textured surfaces such as split-faced block, brick, stone, textured, integral color concrete pavers, etc. are encouraged and shall compliment, not distract from, the Architecture of the Residence.

4.2.1 Walls for Pre-Graded Lots

The Wall types and their location in Blackstone are depicted in Exhibit 4-A Master Wall Plan. The following wall types and their uses are permitted within Blackstone:



Exterior walls and stairways need to be incorporated into design at the onset.

- **Community Wall:** The Master Developer will install walls and fences along the boundary of the community and the neighborhood for the Pre-Graded Custom Lots. Walls installed by the Master Developer shall not be modified unless approved by the DRC.
- **Residential Wall:** Residential walls and fences are intended to create a sense of privacy on each Lot and shall be constructed by the Lot Owner. Residential walls will be constructed with 6"x6"x16" integrally colored slump block matching the Community Walls. Contact the Design Review Committee for details on the construction and materials of the approved Community Walls. Stucco or other wall finishes that match or complement the home are optional and will be approved on a case-by-case basis. Neighboring Lot Owners shall split evenly all costs associated with building the Residential Wall separating their properties. In the event a Lot Owner builds before his neighbor, the Lot Owner will be responsible for building the entire wall and will receive appropriate reimbursement, which will be facilitated during the Neighboring Lot Owner's Design Review Process.

Side yard return walls are the responsibility of the Owner and shall be designed to complement the architecture of the Residence. These walls shall be set back a minimum of 5' from the face of the Residence.

- **Landscape Walls:** Walls used to retain grade and create raised planters or freestanding low walls used as accents at entry walkways, patio enclosures, etc.
- **Courtyard Walls:** Walls enclosing front, side or rear courts/patios.

4.2.2 Walls for Natural Lots

Walls are an important part of the security, privacy and visual environment of residential areas. Like the architecture of the Residence, walls and fences need to fit into the natural surroundings and should be a natural visual extension of the residence. All walls and fences shall be contained within the Building Envelope and are not to be used to delineate the Building Envelope. The design of these walls must be approved by the DRC. The following wall types and their uses are permitted within Blackstone:

- **Residential Wall:** Walls and view fences built by the Owner delineating the Private Zone of the Residence. Side yard return walls shall be set back a minimum of 5' from the face of the Residence.
- **Landscape Walls:** Walls used to retain grade and create raised planters or freestanding low walls used as accents at entry walkways, patio enclosures, etc.
- **Courtyard Walls:** Walls enclosing front, side or rear courts/patios.

4.2.3 Wall Height

Freestanding walls (non-retaining) may not exceed 6' in height and may not be built on artificially created mounds or berms used solely for the purpose of gaining additional height. No residential wall may exceed the height of adjacent community walls at the point of connection. See Exhibit 4-B.

Courtyard walls may be a maximum of 6' tall within the Building Envelope. A 5' encroachment into the front Setback Area of Pre-Graded Lots is permitted if the wall is connected to the Residence. Courtyard walls 3'-6" in height or less are permitted in the front Setback Area of Pre-Graded Lots provided they are 15' from the back of curb.

Retaining walls may not exceed 4' in height as measured to the finished grade directly below. If additional retaining is required, a second wall shall be provided with a minimum 4' separation between walls. All retaining wall designs are subject to approval by the DRC. Retaining walls combined with freestanding walls or fences are permitted as long as the solid wall portion does not exceed 6' in height and the total height of the non-retaining portion of the wall does not exceed 6'. See Exhibit 4-C.

4.2.4 Wall Color and Material

Residential walls that can be seen from any street, the Golf Course or Open Space shall match the texture and color of the Residence. Painted or unfinished concrete block walls are not allowed. Slump block walls are permitted.

4.2.5 Fences

Fences shall be wrought iron or tubular steel only. No chain link, plastic mesh or wooden fences are allowed. No gates are allowed for access onto the Golf Course or Open Space from any Lot. Fencing on top of a solid wall is permitted in Blackstone as long as the total height of the wall does not exceed the maximum wall height and that it meets the City's pool control measures where applicable.

4.2.6 Gates and Porticoes

Courtyard entry gates and porticos may be no taller than 12'. A 5' encroachment is allowed into the front Setback Area of Graded Lots, if the gate is connected to the Residence. Overhead archways for side yard gates may be a maximum of 8' to the top of the archway.



4.2.7 Driveways

Owners shall construct driveways of integral colored, exposed aggregate, scored or patterned concrete, pavers, brick, stone or other similar decorative material. Asphalt, gray concrete and decomposed granite are not permitted. Driveway lighting is discouraged but will be reviewed on a case-by-case basis.



4.2.8 Special Paving

Special paving such as patterned concrete, scored concrete, brick or stone pavers, cobblestones and various paving materials in walkways, patios, courtyards and porch areas are encouraged to create texture and character. No standard gray concrete entry walks or walkways are permitted.

4.3 LANDSCAPE ZONES

The landscape zones described below have been created on each Pre-Graded Lot and Natural Lot as shown on the Lot Criteria Exhibits. See Exhibit 4-D and 4-E.

4.3.1 Private Zone

The area within the Building Envelope that is contained within the Residential/Courtyard walls is considered the Private Zone and must comply with the Private Zone Approved Plant List. The Private Zone should be screened from view from adjacent Lots or streets by walls, natural landscape or Structures.

4.3.2 Transitional Zone

The Transitional Zone is the area between the Native Zone and the wall of the Residence or Improvements for Natural Lots, or the area that is disturbed outside the Private Zone for Pre-Graded Lots. The Transitional Zone may also include the area along the driveway and the street

frontage. This area is intended to provide buffer landscaping between the Private Zone and any natural Open Space on the Lot. It is not intended that the entire Transitional Zone be planted. Rather, it should be used to create pockets of vegetation that will accentuate interior views and provide additional privacy. Spray irrigation is not permitted in this zone for Natural Lots. Existing cobbles should be preserved or replaced rather than using rock mulch on the ground plane. Transitional Zone landscape must follow the Transitional Zone Approved Plant List.

4.3.3 Native Zone

The Native Zone, on Natural Lots only, is the area beyond the Transitional Zone boundary. This zone is off limits and shall not to be disturbed by any kind of construction. Should there be any disturbance of the Native Zone, the revegetation of the disturbed area should approximate the density and mix found in the general area. Irrigation of the Native Zone is not permitted except during reestablishment of revegetated areas.

4.4 LANDSCAPE STANDARDS

4.4.1 Grading

Landscape grading of Lots shall provide the following:

- Soil Stability. Adequate vegetative cover shall be provided upon completion of building construction.
- Drainage away from the Residence and other Structures.
- Drainage away from the inside (or backside) of all perimeter and Common Area walls built by the Master Developer unless specifically indicated on the Master Developer's rough grading plans. No drainage from Lots onto the Golf Course or Open Space is permitted unless specifically indicated on the Master Developer's rough grading plans.

Grading should produce a graceful contouring of the Lot rather than harsh geometric slopes, banks or pads. Where graded slopes meet natural terrain, there should be a smooth and gradual transition. Turf areas should not exceed a 3:1 slope and should have a minimum 1.5% slope for proper drainage unless detention is desired. Shrub and

groundcover areas should not exceed a 2:1 slope and should have a minimum .5% slope. Irrigation nuisance water shall be directed to outfalls, drain inlets, established swales or drainage courses.

4.4.2 Irrigation

Automatic irrigation systems shall be installed on Lots to conserve water and ensure proper watering of plant material. Manual valves are not allowed. The following criteria shall apply to irrigation design:

- Overhead spray shall be restricted to turf and flowerbeds.
- Head-to-head spray or subterranean irrigation coverage is required in all lawn areas. Systems shall be designed so peak summertime lawn irrigation can be completed between the hours of 10 P.M. and 6 A.M.
- Spray heads shall not throw water directly onto a foundation Structure, roadway, walkway, paved surface, the Golf Course or Open Space. Spray heads must remain a minimum of 3' from all perimeter or residential walls. Spray irrigated areas shall be a minimum of 6' wide.
- Drip zones shall be designed so that additional (+25%) emitters to trees can be installed as they mature. Drip irrigation shall be used on trees and shrubs.
- A pressure vacuum breaker (PVB) or reduced pressure backflow preventer (BFP) shall be provided. Atmospheric breakers are not permitted.

4.4.3 Planting Concept

The landscape architectural style of the yard should be compatible and integral with the architectural style of the Residence. The Association encourages Owners to be responsive to environmental concerns regarding water conservation by limiting large turf areas and using drought tolerant plant materials.



4.4.4 Plant Materials

All plants shall be either salvaged materials or nursery grown, free of disease, of good habit and shall represent the best qualities of their species. Sizing shall meet the Arizona Nursery Association Standards. Plants that can withstand the extremes of climate, soil conditions and wind experienced in the Phoenix Valley should be selected. A list of recommended trees, shrubs and groundcovers is provided in Appendix 1.

4.4.5 Trees

The minimum number of trees required for Pre-Graded Lots is as follows:

- **Front Yard:**
Large Trees (48" box minimum) - 1 tree for every 1,000 s.f. of total front yard area.
Accent Trees (36" box minimum) - 1 tree for every 1,500 s.f. of total front yard area.

- **Corner Side Yard** (if applicable):
Large or Accent Trees - 1 tree for every 30 l.f.
- **Rear Yard or Side Yard Abutting the Golf Course or Open Space** (if applicable):
Large or Accent Trees - 1 tree for every 650 s.f. of yard area.

The minimum number of trees required for Natural Lots is as follows:

- **Private Zone:**
Large Tree (54" box minimum) - 1 tree per every 1,500 s.f. of total Private Zone area.
- **Transitional Zone:**
Large Tree (48" box minimum) - 1 tree per every 2,000 s.f. of total Transitional Zone area.

No 15-gallon trees will be permitted to meet the above requirements. Any additional trees over the above standards are allowed to be a 24" box size.

4.4.6 Rear and Corner Side Yards for Pre-Graded Lots

Rear and side yard areas along streets that lie outside residential walls must be landscaped with a combination of trees, shrubs, rock mulch and groundcovers to achieve 100% coverage after one (1) year of planting.

4.4.7 Revegetation

Revegetation is required for all areas that are disturbed by grading or construction or any disturbed area not enclosed by the building or site walls.

The revegetation must include only indigenous species to Blackstone specifically identified on the Approved Plant List (Appendix 1). The revegetation will be a combination of trees, cacti, shrubs and seed planted in a density and arrangement similar to the adjacent undisturbed Native Zones. The necessary maintenance should be implemented to aid in the establishment of the revegetation plant material. This will consist of either a drip irrigation system for the first year or hand watering methods. The goal of the revegetation is a seamless transition from disturbed areas to undisturbed Native Areas.

4.4.8 Landscape Ratio

No more than 33% of the front yard and Private Zone shall be non-organic material or hardscape. Owners shall provide calculations on plan submittals that show square footage of hardscape and softscape and percentage of each.

4.4.9 Turf

Turf areas shall be limited to 20% of the total front yard or as regulated by the City of Peoria. All grass must be a fescue blend, hybridized Bermuda blend or annual ryegrass blend developed for use in the desert. Common Bermuda grass is not permitted. No turf is allowed within 3' of any perimeter walls or curbs.

Artificial turf is not permitted in front yards, but will be allowed in Private Zones and rear Yard Areas at the discretion of the DRC. Artificial turf areas will be limited to 20% of total rear Yard Area.

4.4.10 Rock Mulch

Rock mulch and similar landscape groundcovers will be limited either to materials indigenous to Blackstone or to materials similar in color and appearance to the indigenous materials. It is encouraged to collect the "Native Desert Floor" material from within the Building Envelope on Natural Lots before start of construction to be reapplied as rock mulch.

The collected "Native Desert Floor" material or rock mulch that is a reflection of the groundcover condition that naturally exists on the Lot shall be used to restore the Transition Zone. Rock mulch in the Transition Zone will be installed to blend naturally with the existing groundcover conditions on the Lot. There shall be no obvious delineation between the restored and existing areas.

Residences can have a maximum of two rock mulch colors and sizes at any time. Mulch selection for the Private Area of the Residence should complement the material indigenous to Blackstone in color and appearance.

The DRC requires a 10'X10' minimum sample to be delivered and spread near the residence for final approval, prior to any rock mulch installation. Stone mulch color and appearance is subject to approval by the DRC.

4.4.11 Boulders

Natural boulders, cobblestones and gravel may be used to supplement the front yard landscape but should be limited. Boulders and rock groupings should be buried at least 30% of their mass to appear as natural outcroppings. Boulder colors shall compliment the natural tones of the desert. Boulder color shall range from a muted black tone to a light brown. All boulder color selections are subject to approval by the DRC. Color samples may be requested as part of the submittal process.



Boulders can accentuate and help screen private areas.

4.4.12 Outdoor Art, Water Features and Landscape Ornaments

Statues, outdoor art, decorative water features, waterfalls, fountains, birdbaths, ponds and similar landscape elements are subject to review by the DRC. Water features and waterfalls combined with swimming pools are acceptable subject to the approval by the DRC. Water slides and rock Structures are subject to Accessory Structures criteria.



Water features can be an integral part of the landscape.

4.4.13 Swimming Pools

Swimming pools and spas must be constructed according to City ordinances and other applicable regulations including required fence and enclosure heights. Exposed tile color on a negative edge pool must be dark.

The preliminary submittal shall include information on how backwash from the pool will be handled. A drywell shall be the default mechanism for the disposal of pool backwash. Because of environmental concerns, pool backwash or pool draining is prohibited from disposal into a wash, other natural drainage area or into the sanitary sewer system. All applicable regulations governing disposal of pool water must be followed.

4.4.14 Flagpoles

Flagpoles shall be mounted at an angle on the side of a Residence and may not exceed 6' in length. Vertically mounted, stand-alone flagpoles are not permitted. Flag size shall be a maximum of 3' x 5'.

4.4.15 Landscape Lighting

Owners are required to use exterior or landscape lighting in the front yard. Only indirect low-level lighting is permitted. No lighting that causes glare, discomfort or disruption to the visual environment of neighboring Residences and yards is permitted. Any lights mounted higher than 6' off the ground must be pointed downward and away from neighboring Residences. No light



Custom lighting features can be distinctive elements.

on any building, tree, pole or any other vertical element within a Lot may be located higher than the first story plate line. Ground mounted spotlights and up-lights are acceptable provided they point towards plants and do not provide nuisance light levels in adjacent Lots.

Landscape lighting may be utilized to illuminate walkways, patio perimeters and paths. The installation must be such that it does not appear to be contrived. Lighting should not be installed in a row along the edge of a path or driveway unless it supports a formal hardscape or formal tree design element.

A maximum of three (3) upward-directed lights mounted in the ground may be approved to illuminate approved tree(s) at the driveway intersection with the street.

Upward-directed lights will be limited to illumination of only large, mature specimen trees as specifically approved by the DRC and must be limited to a total of fifty (50) watts or three (3) light fixtures, whichever is less, per tree.

Cut sheets and photometric charts for proposed fixtures must be submitted to the DRC with the Final Design Submittal.

4.5 PLANT LIST

Approved Plants are found in Appendix 1.

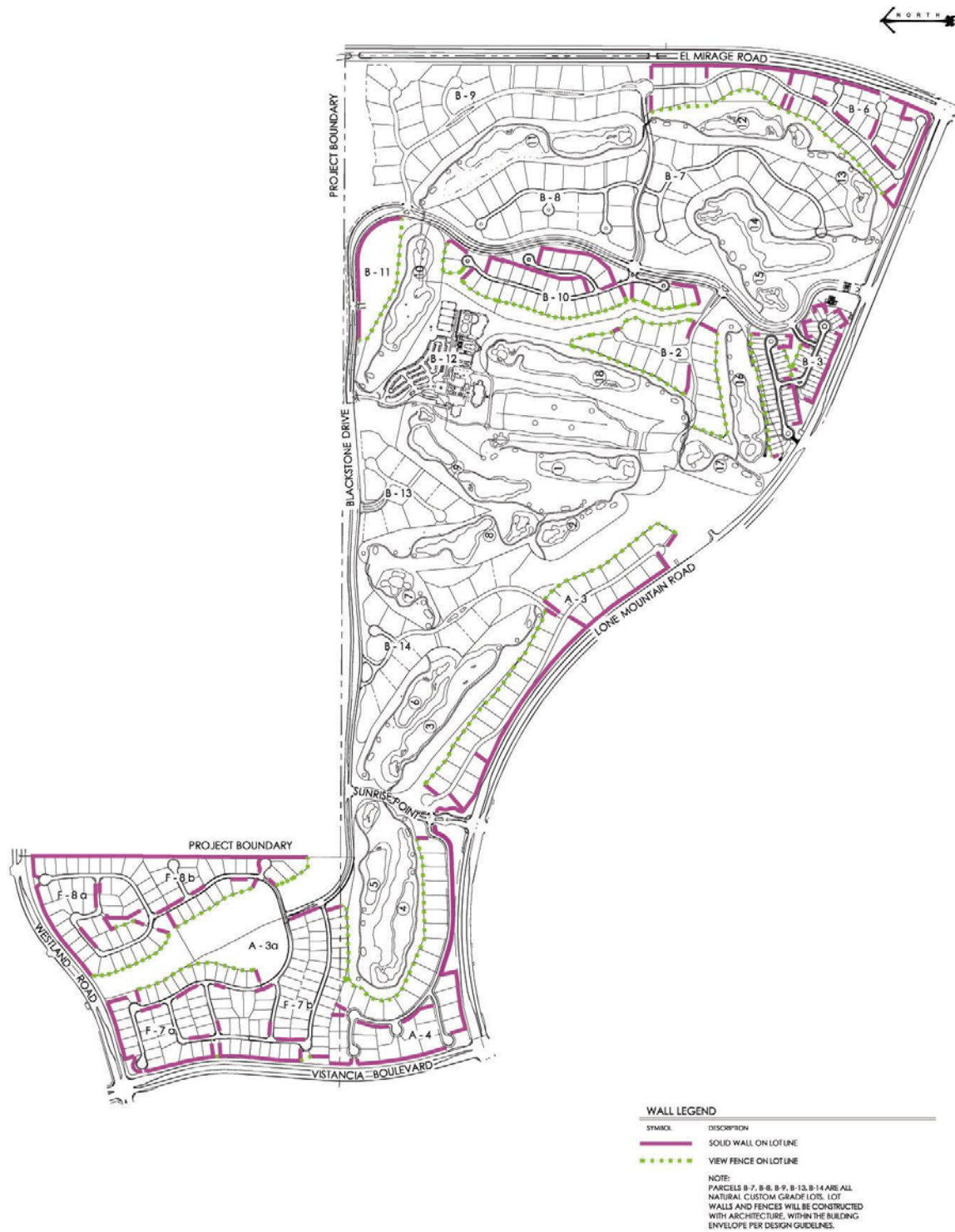
EXHIBIT 4-A WALLS MASTER PLAN

EXHIBIT 4-B WALL CONNECTIONS

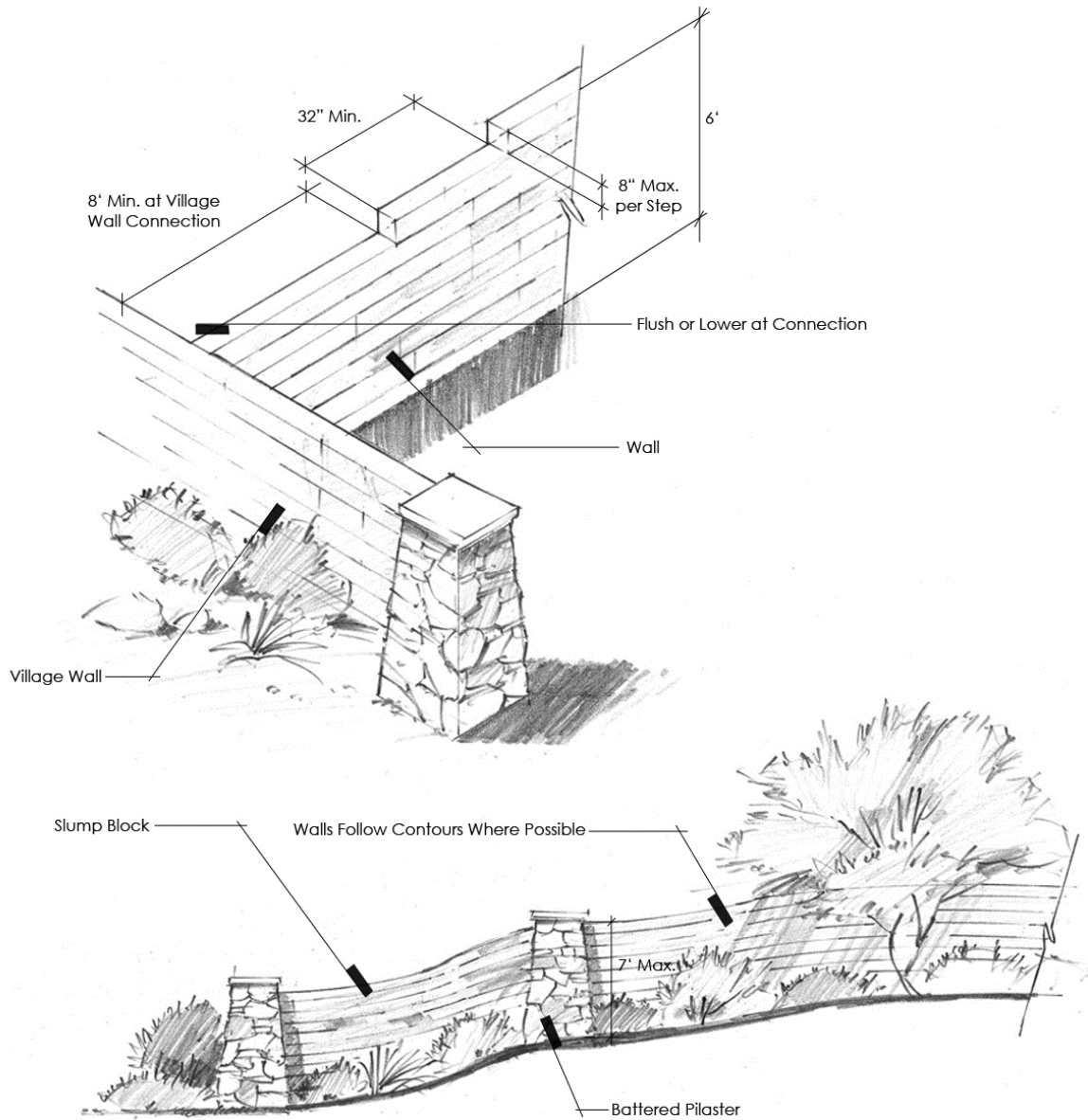


EXHIBIT 4-C RETAINING WALLS

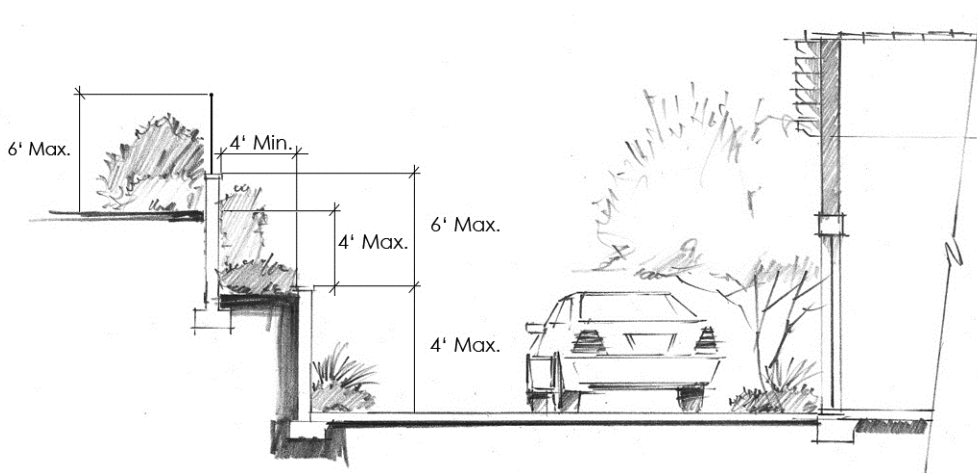
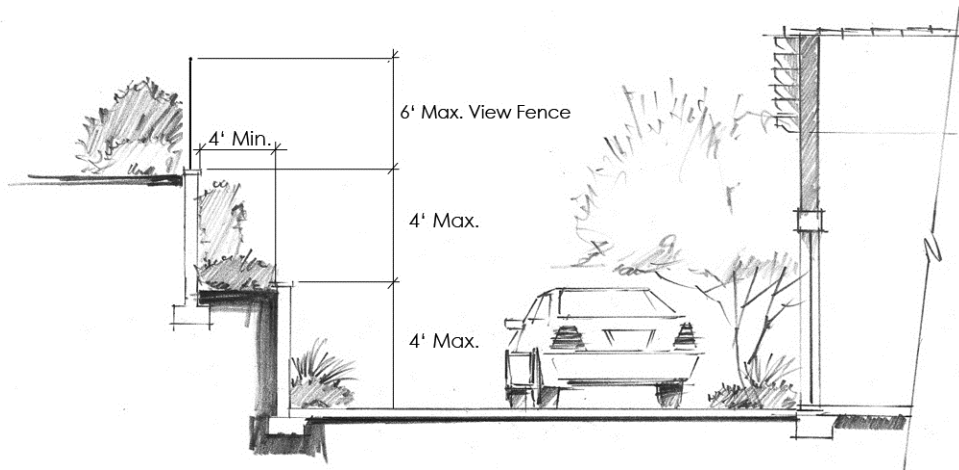
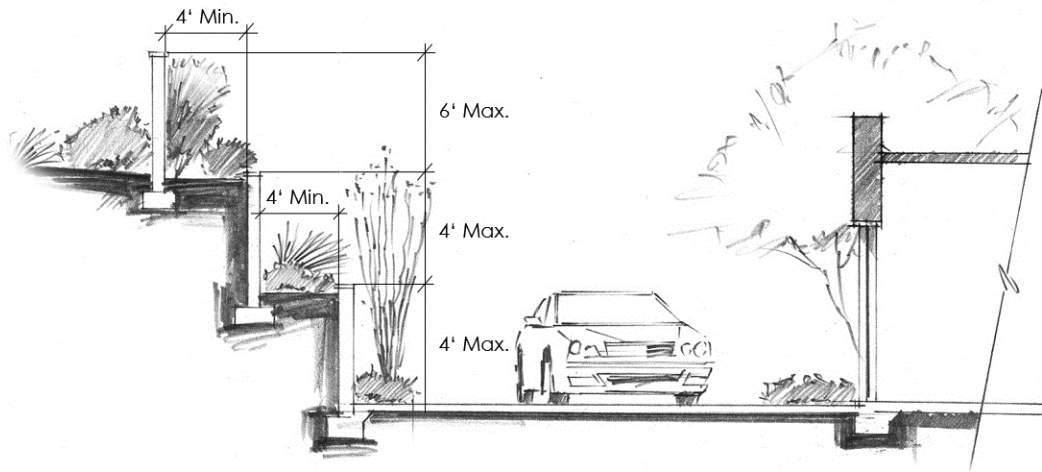
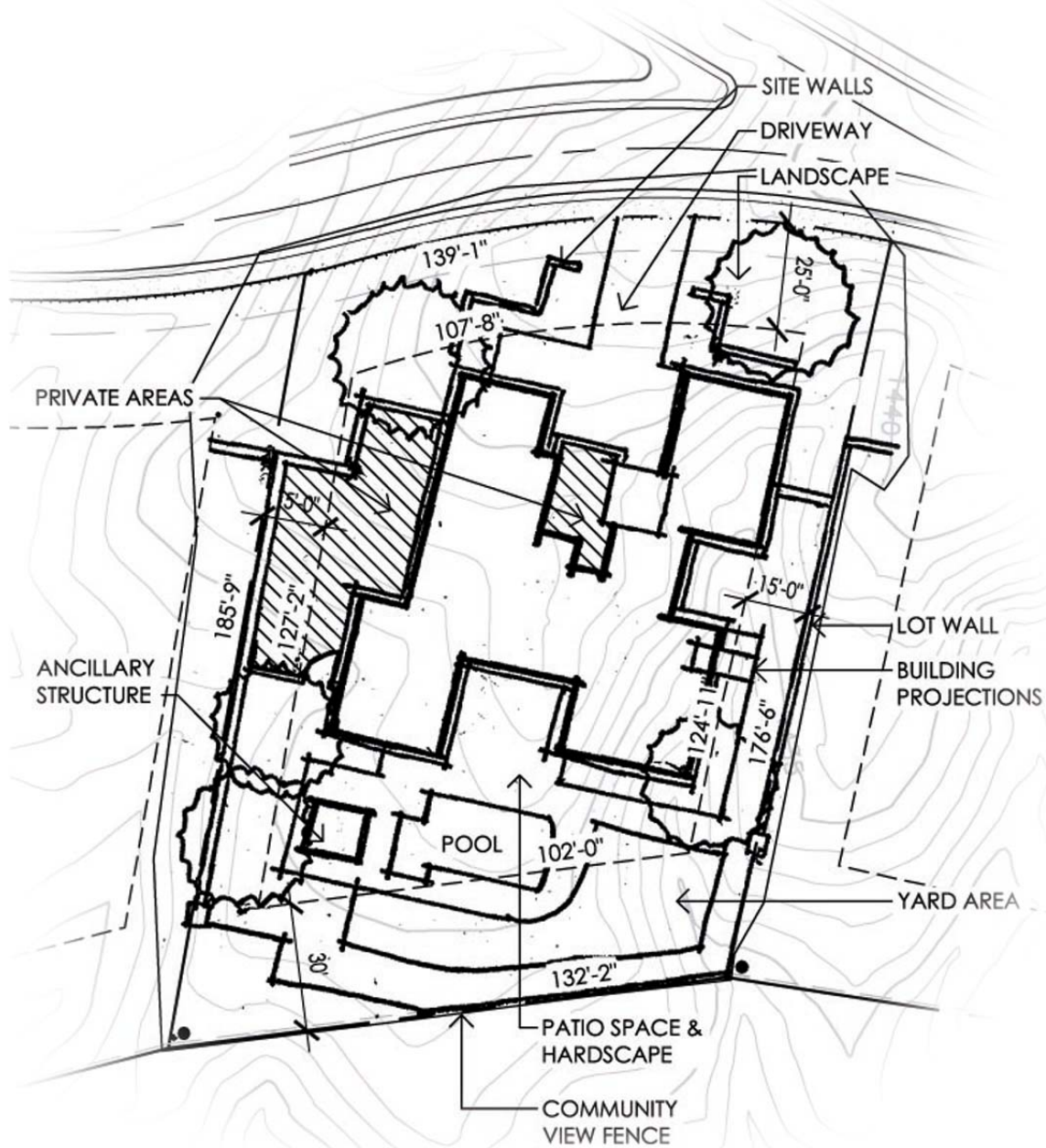
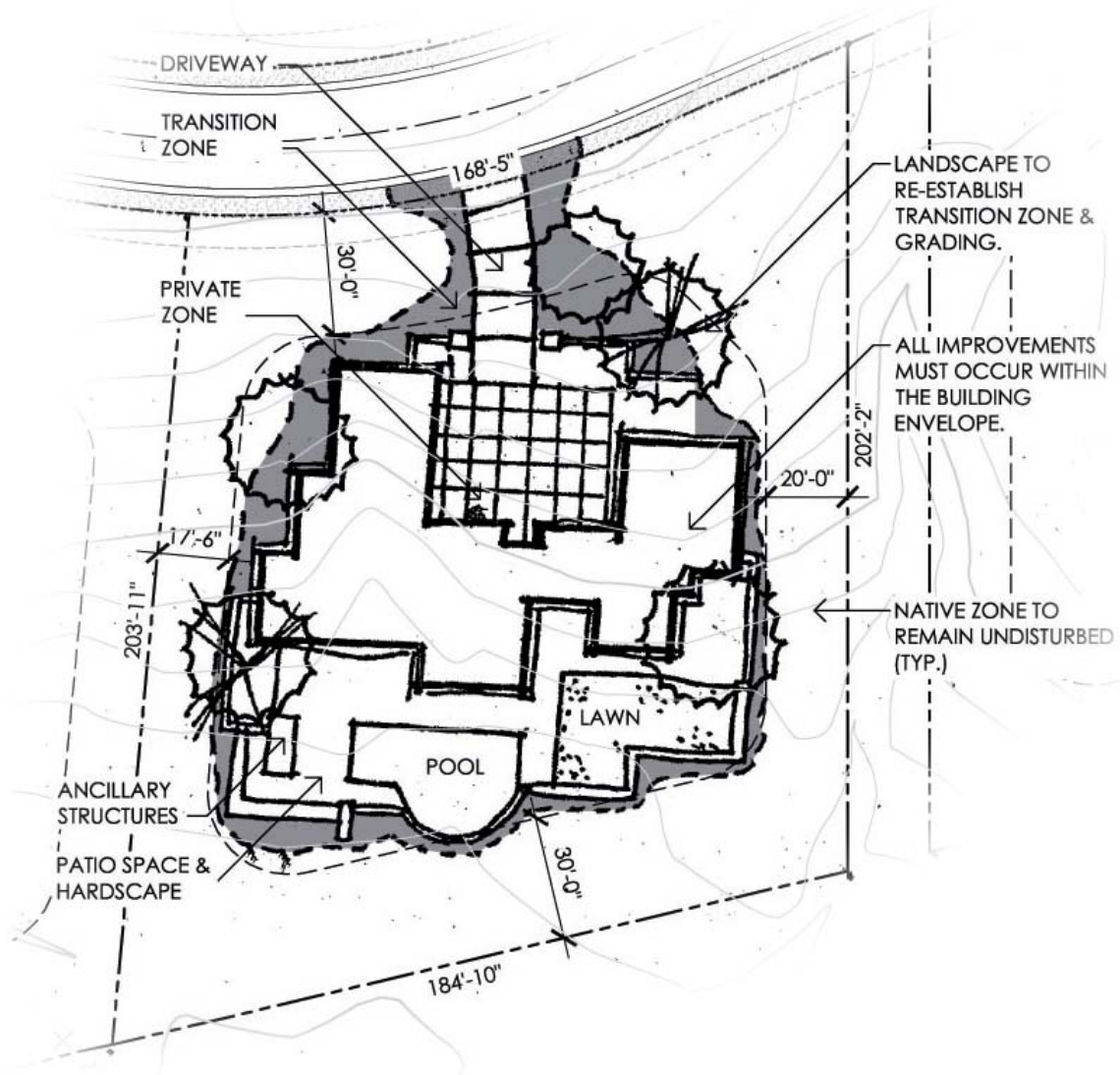


EXHIBIT 4-D LANDSCAPE ZONES FOR PRE-GRADED LOTS



NOTE: This image is a sample only. Please refer to individual lot diagrams for actual dimensions.

EXHIBIT 4-E LANDSCAPE ZONES FOR NATURAL LOTS



SECTION 5 CONSTRUCTION REGULATIONS

5.1 OVERVIEW

The following Construction Guidelines shall be made a part of the construction contract documents for each Residence or other Improvements on a Lot. The Master Developer has established construction rules and guidelines to ensure organized, safe, "best practice" construction activities within every phase of the development, and is authorized to amend these rules and guidelines at its sole discretion. All Owners in the project shall be fully accountable and legally responsible for enforcing these standards and requirements with their respective builders, consultants, contractors, representatives, employees, and agents, et al. In the event that any violation remains uncured five (5) business days following receipt of notice of a violation from Master Developer, such violation shall constitute a default of Owner under this Agreement, and in addition to pursuing any other remedies available to Master Developer at law or in equity, Master Developer may, without liability to Master Developer, prohibit the violator from entering and/or performing any further services in the Development.

5.2 PRE-CONSTRUCTION MEETING

The Builder must meet with the DRC Architect to review the construction regulations, procedures and guidelines prior to commencing construction. Builders are required to bring with them the required material listed in Section 6.10 of the Design Guidelines prior to receiving approval to start construction.

5.3 CONSTRUCTION

When a building design has been approved for construction and all the necessary materials were presented at the Pre-Construction Meeting, the Applicant should proceed in a timely manner with the commencement and completion of all construction work. Once construction has started the Owner shall have 18 months from the date of the Pre-Construction Meeting to complete construction.

5.4 CONSTRUCTION DEPOSIT

To assist the DRC in ensuring compliance with these Regulations, each Owner, before beginning any construction, shall post a cash Construction Deposit with the Association in the amount of \$10,000. Should it become necessary for either the DRC or the Association to remedy any violation of these Regulations, the cost of such remedy will be charged against the Construction Deposit.

The Community Manager will refund the Construction Deposit upon receipt of the "Construction Deposit Refund Request" by the Owner and upon satisfactory completion of all requirements of the Final Site Visit and receiving final approval from the DRC.

5.5 OCCUPATIONAL SAFETY AND HEALTH ACT COMPLIANCE (OSHA)

It is the Owner's responsibility to ensure that all applicable OSHA regulations and guidelines must be strictly observed by his/her Builder at all times.

5.6 CONSTRUCTION TRAILERS

Any Owner or Builder who desires to bring a construction trailer or field office to the Lot shall first apply for and obtain written approval from the DRC. To obtain such approval, the Owner shall submit a copy of the site plan with proposed locations of the construction trailer or field office, the portable toilet and the trash receptacle noted thereon. Such temporary Structures shall be removed within fifteen (15) days after Certificate of Occupancy is issued by the City of Peoria and prior to the DRC Final Site Visit. No signage is allowed on any construction trailer and the color of any construction trailer or field office must comply with the Design Guidelines. The construction trailer, if any, portable toilet, construction material storage and dumpsters must all be contained within a chain link fence and within the Building Envelope. Trailers must be earth tone in color and any signage must be smaller than 30 s.f.

5.7 FENCING

To protect the Native Zone and Natural Area of a Lot from damage due to construction operations, a chain link fence at least 5' tall is required to completely enclose the construction area prior to starting any footing or foundation work. The fence shall follow or be within the approved Building Envelope. The fence shall have a single entrance located at the driveway entrance and shall be maintained intact until the completion of construction. The construction trailer, portable toilet, construction material storage and dumpsters must all be contained within the chain link fence. In special cases, the DRC may allow materials to be stored outside the chain link fence by specifically approving it in advance.

5.8 DEBRIS AND TRASH REMOVAL

Builders shall clean up all trash and debris on the construction site at the end of each day. Trash shall be removed from each construction site frequently and not be permitted to accumulate. Lightweight material, packing and other items shall be covered or weighted down to prevent their being blown off the construction site at night and during high winds. In no case may debris and trash be allowed to exceed the top of the dumpster. The DRC reserves the right to apply fines to Owners who fail to control debris from blowing or being disposed of in other Lots or Common Areas. Builders are prohibited from dumping, burying or burning trash anywhere in Blackstone. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming a public eyesore or affecting other Lots. Unsightly dirt, mud or debris resulting from activity on each construction site shall be promptly removed and the general area cleaned up. Streets and gutters are to be left clean. Any dirt and construction debris tracked into the street as a result of ingress or egress to the Lot shall be cleaned up from the streets daily.

Dumpsters or other waste receptacles must be located within the Building Envelope, within the fenced construction site or in areas specifically approved in writing by the DRC. For physically constrained sites, smaller dumpsters with more frequent removal may be necessary in order to fit the dumpster within the construction fencing.

5.8.1 Dirt Import and Export

No dumping of excess dirt and rock or taking of fill materials from the site for benefit of a Lot Owner anywhere within Blackstone or the overall Vistancia community is permitted. Arrangements to obtain fill dirt or dispose of excess dirt may be made with the Master Developer if referred to materials are available. All described agreements must be made in writing and submitted to the DRC as a matter of record.

5.9 WASHOUT AND CLEANING

Washout of concrete trucks or the washout and cleaning of any equipment by masons, plasterers, painters, drywallers, etc. must be contained within the Building Envelope of each Lot in a PVC lined wash out area for removal from the site when construction is completed. Washout or cleaning residue must not flow off of the Lot or into drainage ways. Fines will be imposed to any Owner and/or its Construction Deposit for any violation to this provision. The Owner will also be responsible for restoring the damaged area to its natural state.

5.10 SANITARY FACILITIES

Each Owner shall be responsible for providing and maintaining adequate sanitary facilities for its construction workers. Portable toilets or similar shall be located only within the Building Envelope and within the fenced construction site or in areas specifically approved in writing by the DRC.

5.11 CONSTRUCTION ACCESS TO BLACKSTONE

Each Builder will be required to provide a map to its subcontractors and on-site staff to utilize the West entrance to Blackstone. All deliveries and construction traffic shall use this access gate. Temporary construction permits will be issued to gain access to Blackstone.

5.12 VEHICLE AND PARKING AREAS

Construction crews shall not park on or otherwise use other Lots or streets. Private and construction vehicles and machinery shall be parked only within the Building Envelope and the fenced construction site or in areas designated by the DRC. All vehicles shall be parked so as not to inhibit traffic on adjacent streets.

Each Builder shall be responsible for its subcontractors and suppliers obeying the speed limits posted within Blackstone. Fines may be imposed against the Builder for violations. Adhering to the speed limits shall be a condition included in the contract between the Builder and its subcontractors/suppliers. No parking shall occur in Native or undisturbed Zones or improved landscape areas. Each Builder shall be responsible for maintaining the roadways, parking areas and driveways free from stains and spills.

5.13 CONSERVATION OF LANDSCAPING MATERIALS

Builders are advised that the environment of Blackstone contains valuable native plants and other natural features such as topsoil, rock outcroppings and boulders that should be protected during construction.

5.14 BLASTING

If any blasting is to occur, the DRC must be informed at least four (4) weeks in advance to allow it to make such investigation as it deems necessary to confirm that all appropriate protective measures will be taken prior to the blasting. A pre-blast survey shall also be required for any Structures within 1,500' of blast area. No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the DRC. Applicable governmental requirements concerning blasting must be observed.

5.15 RESTORING OR REPAIR OF OTHER PROPERTY DAMAGE

Damage and scarring to property other than the Lot resulting from construction operations including, but not limited to landscape, boulders,

other Lots, roads, driveways, concrete curbs and gutters 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 Owner.

5.16 MISCELLANEOUS AND GENERAL PRACTICES

All Owners will be completely responsible for the conduct and behavior of their agents, representatives, Builders, contractors and subcontractors while on the premises of Blackstone. The following practices are prohibited:

- Changing oil or otherwise servicing any vehicle or equipment on the site itself or at any other location within Blackstone other than at a location designated for that purpose by the DRC.
- Allowing concrete suppliers, plasterers, painters or any other subcontractors to clean their equipment other than at locations specifically designated for that purpose by the DRC. Residue from cleaning is not allowed to flow into natural drainage ways.
- Using disposal methods or units other than those approved by the DRC.
- Disposing of cigarettes and other flammable materials carelessly.
- Carelessly treating or removing any plant material not previously approved for removal by the DRC.
- Bringing pets into Blackstone.
- Playing radios or other music producing devices.
- Burning fires.
- Storing or parking non-construction related vehicles, trailers, boats, etc. at the construction site.

5.17 ADDITIONAL RESTRICTIONS ON CONSTRUCTION ACTIVITIES

Pruning required on branches extending into the Building Envelope shall be performed by a qualified landscape maintenance company or

certified arborist prior to construction. No pruning or removal of materials beyond the Building Envelope shall be permitted.

Prior to construction, all salvageable vegetation, surface rock and topsoil within the Building Envelope will be removed by a qualified landscape contractor. These materials may be stored for the Owner's use in restorative landscaping following construction or be utilized for restoration elsewhere within Blackstone.

Fill materials (cinders, aggregates, sand etc.) must be stored within the Building Envelope and excesses removed from the property. Dispersal or incorporation into soils is not permitted.

No chemical product of any kind (adhesives, paint, thinners, plaster, etc.) will be dumped on site.

All excess excavation materials must be removed promptly from the property unless utilized for grading.

5.18 CONSTRUCTION ACCESS TO LOT

The only approved construction access during the time a Residence or other Improvement is under construction will be over the approved driveway location for the Lot unless the DRC approves an alternative access point. In no event shall more than one (1) construction access be permitted onto any Lot.

5.19 TEMPORARY CONSTRUCTION SIGNAGE

All temporary construction signs shall meet the following criteria:

Signs shall be single-faced, panel type with a maximum area of 6 S.F. No additional signs may be attached to the main sign or be suspended below it. No lighting of construction signage is allowed.

Only the following information may appear on construction signs:

- Builder's name, phone number and License Number.
- Architect's name and phone numbers.

- Owner's name.
- Maximum of three (3) phone numbers.

Information such as "For Sale", "Available" or similar language and descriptive phrases such as "3-bedroom" may not appear on any construction sign.

Colors of sign backgrounds shall be earth tones.

Temporary construction signs must be removed at the time the Structures are substantially complete or when the DRC directs the sign to be removed.

5.20 FIRE PROTECTION

At least one (1) full and operable 10-pound ABC rated dry chemical fire extinguisher shall be present and available in a conspicuous location on the construction site at all times. Absence of such a device may result in fines against the Owner or Builder's access to the construction site being denied.

5.21 DAILY OPERATION

Daily working hours for each construction site shall be regulated by the City of Peoria city code, unless the DRC or Association designates other hours in writing.

- April 2nd – September 29th
M-F 6:00AM to 7:00PM
- September 30th – April 1st
M-F 7:00AM to 7:00PM

Construction is permitted on Saturday between the hours of 8:00 am to 12:00 pm. No exterior construction or interior construction that causes noise audible from outside the Residence shall be allowed on Sunday.

SECTION 6 DESIGN REVIEW PROCESS

6.1 OVERVIEW

The Design Review Process, administered by the Design Review Committee (DRC), has been established to embrace Blackstone's natural environment and to help preserve its overall philosophy. The process provides checkpoints along the way, in an effort to minimize time and money spent on designs that do not adhere to the Design Guidelines. The Master Developer has streamlined the process to eliminate excessive time delays; however, each Owner is directly responsible for complying with the Design Guidelines, all other applicable provisions of the Declaration and the Master Declaration, and all requirements, rules and regulations of any governmental authority, in order to bring the Design Review Process to an effective and satisfactory conclusion.

The DRC is responsible for interpreting, maintaining and enforcing the standards set forth in the Design Guidelines. The Committee has the ability to amend the Design Guidelines at any time. Owners are responsible for keeping up with the current Design Guidelines as amended.

The DRC will conduct reviews of projects during their regular meetings or at such other times as they may determine. The DRC will respond in writing to the Applicant within thirty (30) days after the review of a submittal. The DRC, its members or the Design Review Architect will not normally discuss results of reviews over the telephone with an Owner, his/her Architect or Builder. Any responses an Owner may wish to make regarding the DRC's review of submittals should be addressed to the DRC in writing.

The Design Review process is divided into Seven (7) phases:

- Pre-Design Meeting
- Conceptual Design Meeting
- Preliminary Submittal
- Final Submittal
- Pre-Construction Meeting
- Pre-Landscape Meeting
- Final Site Visit

The DRC reserves the right to disapprove designs that it deems inconsistent with the letter and general intent of these guidelines; including but not limited to minimum visual impact, cohesiveness with the community context, compatibility with natural terrain, and overall harmony with the built and natural environments.

6.2 DESIGN SERVICES

The DRC strongly recommends that Owners retain services from qualified Architects and Engineers. Homes must be designed for the characteristics of the specific Lot; the DRC will not allow the use of what is known in the industry as “standard” plans.

6.3 PRE-DESIGN MEETING

Prior to preparing any drawings for a proposed Residence or Improvement, Owners are required to meet with the DRC to discuss the submission and review process. At this time Owners will have selected an Architect and will submit their Architect Application for review. This meeting provides an opportunity to explore and resolve any questions regarding the interpretation of the Design Guidelines. Design sketches will not be reviewed at this meeting. Items discussed in the Pre-Design Meeting are not binding on the committee, nor do they constitute formal acceptance by the Committee.

The Pre-Design meeting is scheduled through the Design Review Coordinator. Any amendment to the Design Guidelines as well as the current policies and procedures may be obtained at this time.

6.4 CONCEPTUAL DESIGN MEETING

The DRC offers two (2) Conceptual Design Meetings. These informal reviews are to discuss general design characteristics of the Residence and provide guidance in potential areas of concern prior to the initiation of preliminary design. The Design Professional must attend these meetings and it is strongly encouraged that the Owner and Builder also attend. Items discussed in the Conceptual Design Meetings are not binding on the Committee, nor do they constitute formal acceptance by the Committee.

The DRC requires that the Applicant bring to the meeting a site analysis, concept site plan (concept diagram), architectural character sketches, Statement of Design Intent, and any other information that explains the general design and site planning intent. The Conceptual Design Meetings are scheduled through the Design Review Coordinator.

6.5 BUILDING ENVELOPE SUBMITTAL

Any requests for a Minor Modification must be submitted prior to Preliminary Submittal. Building Envelope Modifications are strongly discouraged.

Submittal requirements for requests to change the Building Envelope for Minor Modifications are as follows:

- The **Application Form** supplied by the DRC with all information completed.
- A **Site Plan** at a scale no less than 1"=20' showing: Lot boundaries, existing surface contours at 2' intervals based on Blackstone's datum, all protected plants and a general footprint of the proposed Residence and Improvements. This plan shall clearly delineate the existing Building Envelope as well as the proposed Modifications. Numerical area calculations of the existing and proposed Building Setback must be provided.
- A **Vicinity Map** at no less than 1"=100' showing: the Lot boundaries and existing Building Setbacks and/or defined Building Envelope of all Lots within Blackstone, available from the Master Developer. If a Lot has an existing Residence on it, this plan shall show the general footprint of existing Residences and Improvements. This plan should identify surface hydrology, plant communities, wildlife movement and primary view corridors from adjacent Lots as determined by the DRC. This exhibit must also show both the existing and proposed Building Envelope for the subject Lot.
- A **Brief Narrative** describing the need for a request to modify the Building Envelope including identifying any specific topographic or environmental hardships which are cause for the proposed Building Envelope Modification.

Submittals should be made fourteen (14) days prior to a regularly scheduled meeting. The Community Manager can be contacted for all information pertaining to the regularly scheduled meetings.

To assist the DRC in its evaluation of a Minor Modification to a Building Envelope, the Owner shall, if requested, provide staking of the proposed Minor Modification to the Building Envelope.

The DRC will then review the submittal for conformance to the Design Guidelines and make its recommendation, which will be provided, in the form of a written response to the Applicant.

6.6 PRELIMINARY SUBMITTAL

Preliminary Submittals, including all exhibits outlined below, must be made at least fourteen (14) calendar days in advance of a regularly scheduled meeting at which time they will be discussed. Preliminary Submittal plans and exhibits will be submitted by a Design Professional to the Design Review Coordinator after the Pre-Design Meeting. The Design Review Coordinator can be contacted for all information pertaining to the regularly scheduled meetings.

Preliminary Design Submittals shall include:

- a. A **Preliminary Review Checklist**, supplied by the DRC, with all required material and information completed.
- b. A **Topographic Survey** (Natural Lots Only), at no less than 1"=20', prepared by a land surveyor registered in the state of Arizona, showing Lot boundaries and dimensions, easements, buffers, setbacks, centerline of adjacent streets, utility tap locations and existing surface contours at 2' intervals based on Blackstone datum. Also shown should be major terrain features such as washes and all Protected Plants highlighting those plant materials that will be removed during construction or that are within 20' of the proposed Improvements. The survey shall also show all major boulders, boulder clusters and bedrock outcroppings. Major boulder and bedrock outcroppings shall be protected and maintained as determined jointly by the Owner or his/her Architect and the DRC at the time of site plan review. Each Owner submitting drawings for approval to the DRC shall

be responsible for the accuracy of all information contained therein.

- c. A **Site Plan**, at the same scale as the Topographic Survey, showing the graphic locations and the numerical area calculations of the Building Envelope, (both the original Building Envelope and any proposed Building Envelope modifications in the case of a request for Minor Modifications), the Residence and all other buildings or major Structures, driveway, centerline of adjacent streets, parking areas, patios, pools, walls, proposed utility service facilities and routes, site grading including existing and proposed contours and topographic features such as drainage channels, trees and major shrubs to be retained and to be relocated, and elevations (datums) of all building floors, patios and terraces shown in relation to site contour elevations.
- d. A **Conceptual Landscape Plan**, at the same scale as the Site Plan, which indicates the proposed conceptual landscaping scheme for the Residence. This includes:
 - 1. Locations of existing and proposed plants indicating which plants will be relocated and their proposed relocation.
 - 2. Locations of areas to receive re-vegetation.
 - 3. Decorative features such as pools or imported rocks.
 - 4. A list of all proposed plants including both the common and the botanical plant name. Proposed plants not included on the Approved Plant List must be listed on the Landscape Plan with an asterisk before the plant name along with a photograph and description.
- e. A **Massing Diagram** that includes the Roof Plan of the Residence and the site Improvements superimposed over existing topography. This drawing shall indicate:
 - 1. All parapet and roof ridge heights and any changes in elevation of the parapet and roof ridge heights.
 - 2. Heights of site walls or retaining walls.
 - 3. A bold outline of each building mass in plan.

4. Existing pre-construction topography with 2' contour intervals and contour lines must be legible beneath the footprint of any Residence or Improvements.
- f. **Area calculations**, in square feet, identifying the area of the building footprint at or below the lower mass height limit and area of the building footprint above the lower mass height limit. These areas need to be shaded or color-coded to designate each height category.
- g. **Roof Plan and Floor Plans** (at a scale of no less than 1/8"-1'-0"). Roof plans showing areas and heights of flat and sloped roofs, location of crickets and skylights and locations and heights of all roof mounted equipment (if allowed). Floor Plans shall show elevations (datums) for each floor level change.
- h. **Exterior Elevations** of all sides of the Residence, at the same scale as the floor plans, identifying all heights, delineating both existing and proposed grade lines and designating all exterior materials and general colors. Color selections may be general and not specific for the Preliminary Submittal.
- i. **Site Sections** extending from property line to property line, and including all site retaining and screen walls, as well as the street and street elevation.
- j. **A Massing Model** of the proposed design and improvements, at a scale no less than 1/8" = 1'- 0" or 1/16" = 1'-0" if a computerized rapid prototype model is submitted. A computer generated 3D fly around model is also acceptable.
- k. The Preliminary Submittal shall include two CD-Rs with scans in pdf format of each of the required drawings in (b), (c), (e), (g) and (h).
- l. **Samples** of all exterior materials and colors as well as window and glass specifications mounted on an 8 1/2" x 11" (maximum size) heavy stock cardboard identified with manufacturer's name, color, and/or number. Sample boards shall include Owner, Architect and Builder name as well as the Lot number. Exterior materials, such as stone, should be submitted with photographs, which show color and coursing patterns. Note

that final applied color approval will be completed as part of the Final Construction Review.

m. Colored Elevation or Perspective.

n. Any other drawings, materials or samples requested by the Committee or necessary to explain the design.

To assist the DRC in its evaluation of the Preliminary Submittal, the Owner shall, if requested, provide preliminary staking of the locations of the corners of the Residence, major Improvements or other locations as determined by the DRC.

A non-refundable Design Review Fee must accompany the submittal. A fee will be assessed for all additional reviews beyond the original four (4). Checks are to be made out to the Blackstone Community Association.

6.6.1 Preliminary Review

After all required materials are submitted, the Preliminary Design Submittal will be deemed complete. The Committee will then review the submittal for conformance to these Guidelines and will provide a written response to Applicant.

6.7 FINAL SUBMITTAL

After Preliminary Approval is obtained, the following documents, which clearly comply with or satisfactorily resolve the stipulations for Preliminary Approval, should be submitted to the DRC for Final Approval. Final Design Submittals must be made a minimum of fourteen (14) calendar days prior to a regularly scheduled meeting at which they will be discussed. Comments will be issued within thirty (30) days of submittal.

Final Submittals shall include:

- a. The **Final Review Checklist**, supplied by the DRC, with all information completed.
- b. Two Complete CD-Rs of each drawing for the Residence including:
 1. Data noted in Section 6.6 (b), (c), (g), and (h).

2. Building sections as required illustrating the Residence and Improvements.
 3. All utility locations, electric meter, transformer and exterior mechanical equipment locations.
 4. Any adjustments to locations and/or areas of the Building Envelope of the Residence.
 5. Locations and manufacturer's catalog cuts of all exterior lighting fixtures.
- c. A Hydrology Report, if required by the DRC, performed by a civil engineer registered in the state of Arizona in a form to be determined by the DRC.
- d. Construction Details
- e. Lighting/Electrical Plan
- f. Construction Site Plan
- g. A complete **Landscape Plan** at the same scale as the Site Plan including:
- Proposed contours and grading if finished grading is different from that on the Final Site Plan.
 - Areas to be irrigated, if any, including location of backflow prevention.
 - Locations and sizes of all existing and proposed plants. Indicate which plants will be relocated and the proposed location of the plants within the Landscape Plan.
 - Locations of areas to receive re-vegetation.
 - Locations of areas to receive enhanced vegetation.
 - Decorative features such as pools or imported rocks.
 - Specification as to color and size of mineral landscape elements including approximate size of any boulders proposed.

- A list of all proposed plants including both the common and botanical plant name and plant size. Proposed plants not included on the Approved Plant List must be listed on the Landscape Plan with an asterisk before the plant name. A photograph and description of any non-approved plant must be submitted in order to be considered for approval.
- Location of all exterior lighting including cut sheets for all fixtures and a list of proposed bulb types and wattage.

6.7.1 Final Submittal Approval

The DRC will review the complete submittal for conformance to the Design Guidelines and any stipulations from the Preliminary Submittal. A written response will be made to the Applicant within seven (7) days. If the Final Submittal is approved, the DRC will provide a Construction Authorization Certificate to be displayed on the rear of the construction sign at the Lot. Final approval on the color, texture, finish and application of the proposed exterior materials for the residence can only be obtained upon review of the mock-up.

Once approved, the design must be executed as submitted or revised drawings must be submitted to the DRC for their review. No revised design may be constructed without prior DRC approval. Failure to obtain approval of any changes to the approved Final Submittal can result in the DRC or the Association causing the existing construction to be modified to match the approved Final Submittal, the imposition of fines or any other remedy available to the DRC or the Association.

6.8 RE-SUBMITTAL OF DRAWINGS

In the event of disapproval by the DRC of either a Preliminary Submittal or a Final Submittal, resubmission must follow the same procedure as the original submittal except that re-submittals of a Preliminary Submittal must be made at least fourteen (14) calendar days before the regularly scheduled meeting at which it will be discussed. Resubmissions will not be reposted nor will new notifications be mailed out.

6.9 ADDITIONAL CONSTRUCTION AND/OR EXTERIOR CHANGES

Any changes to the approved Final Design submittal before or during the construction of an Improvement must first be submitted for review and approval by the DRC. Failure to obtain approval of any changes to the approved Final Design Submittal can result in the DRC or Association causing the existing construction to be modified to match the approved Final Design, the imposition of fines, or any other remedy available to the DRC or the Association.

6.10 PRE-CONSTRUCTION MEETING

Owners are required to schedule a Pre-Construction Meeting prior to starting any grading or construction activity. The Pre-Construction Meeting is intended to ensure the Builder has a clear understanding of the requirements in the Design Guidelines. The meeting will be used to review how the Builder will conduct business and the procedure the Builder and other companies will follow leading up to and during the project.

The following required materials will be submitted and reviewed before authorizing a construction start:

- a. Copy of Contractors License
- b. Copy of the City of Peoria Building Permit
- c. One full size set of Construction Documents (drawings) as submitted and approved by the City of Peoria.
- d. Owner to supply a Construction Deposit in the required amount made payable to the Blackstone Community Association.
- e. Construction Schedule
- f. Phone Numbers of key construction personnel.
- g. List of Sub-Contractor and employee names for security passes.

Site clearing, plant salvage (if applicable) and subsequent construction must begin within one (1) year from the date of the approval from DRC. The period for commencement may be extended if a written request to the DRC is made prior to the expiration of the one (1) year and if the DRC

finds that there has been no change in circumstances. If plant salvage should begin but construction does not follow within the year, the Owner will bear all expense of either replanting or maintaining the salvage materials as determined by the DRC. Construction of all exterior Improvements such as the foundation and all exterior surfaces (including roof, exterior walls, windows, doors and all landscaping) of any other Improvements must be completed within 18 months after commencement of construction except when such completion is impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies or natural calamities.

If the Owner fails to comply with these requirements, the DRC may notify the Association of such failure and the Association, at its option, may complete the exterior Improvements, plant salvage or re-vegetation in accordance with the approved drawings or remove any Improvement(s) on the Lot and the Owner must reimburse the Association for all expenses incurred in remediation of these issues.

6.11 DESIGN CONFORMANCE INSPECTIONS

The Design Review Committee will perform a number of site visits and require certifications at different stages of the construction process. It will be the responsibility of the Owner or the Builder to properly coordinate the site visits into the construction schedule and notify the DRC in a timely manner.

The Builder must inform the DRC in writing at least ten (10) calendar days before the requested site visit date. A written note stating these requirements shall be shown by the Architect on the plans as part of the Final Design Submittal. In the event that the builder does not notify the DRC and no review occurs, this will not constitute approval by the DRC of work in progress or of compliance with these Design Guidelines.

The DRC may review all work in progress and give notice of non-compliance at any time if found. The DRC requires two (2) third party certifications and three (3) design conformance site visits.

6.11.1 Material Mock-Up Wall Review

A detailed 8' wide X 8' tall material mock-up is required to be constructed 30 days after construction begins for review by the DRC for final approval on the color, texture, finish and application of the proposed materials. The mock-up will include all materials planned for the exterior of the Residence, including roofing, stone, brick, wooden beams, wood stain, rafter tails, window frames and sills, concrete, pavers, iron work, etc. A window with divided lights showing the head, jamb, and sill detail with the required minimum recess must be installed in the wall. The mock-up ensures that the materials and construction methods meet the expectations of the Owner and DRC. Early detection of material and finish challenges will minimize cost and schedule delays.

The mock-up will remain on site for the duration of the project as a comparison sample. This allows the Owner to ensure that finished product matches the quality of the approved sample.

6.11.2 Foundation Certification

The DRC requires Certification of Finished Floor Elevation signed and sealed by a land surveyor or civil engineer registered in the state of Arizona. This form certifies that the finished floor elevations and location of the foundation were constructed in accordance with the approved Final Submittal.

The Foundation Certification must be submitted to the DRC prior to the delivery of lumber to the site.

6.11.3 Height Certification

The DRC requires Certification of Building Height signed and sealed by a land surveyor or civil engineer registered in the state of Arizona. This form certifies that the building heights of the Residence were constructed in accordance with the approved Final Submittal.

The Height Certification must be submitted to the DRC prior to the roof being loaded with roof tile.

6.11.4 Framing Site Visit

The purpose of the Framing Site Visit is to review construction items that include but are not limited to recessed windows, stem wall construction, gables and vents, rafter tails and columns.

The Framing Site Visit will be scheduled at the time the Height Certification is submitted.

6.11.5 Exterior Surface Visit

The purpose of the Exterior Surface Site Visit is to review construction items that include but are not limited to chimney caps, ornamental iron railings, stone veneer, parapets caps, and scupper details.

The Exterior Surface Visit should be scheduled during the final weeks of construction.

6.12 PRE LANDSCAPE MEETING

Owners are required to schedule a Pre-Landscape Meeting prior to starting any landscape installation activity. The Pre-Landscape Meeting is intended to ensure the Landscape Installer has a clear understanding of the requirements in the Design Guidelines. The meeting will be used to review how the Landscape Installer will conduct business and the procedure the Landscape Installer and other companies will follow leading up to and during the project.

6.13 LANDSCAPE REQUIREMENTS AND SITE VISITS

The DRC will perform a site visit to review grading, drainage and landscape material. It will be the responsibility of the Owner or the Landscape Installer to properly coordinate the site visit into the landscape installation schedule and notify the DRC in a timely manner.

The Landscape Installer must inform the DRC in writing at least ten (10) calendar days before the requested site visit date. A written note stating these requirements shall be shown by the Landscape Architect on the plans as part of the Final Design Submittal. In the event that the builder does not notify the DRC and no review occurs, this will not constitute approval by the DRC of work in progress or of compliance with these Design Guidelines.

The DRC may review all work in progress and give notice of non-compliance at any time if found.

6.13.1 Landscape Grading and Drainage Site Visit

A Landscape Grading and Drainage Site Visit will be performed before any plant material is installed. The purpose of the Landscape Grading and Drainage Site Visit is to review grading and drainage items that include but are not limited to rip-rap installation, berms, culvert installation, and adherence to the civil engineer's design. The site visit is to ensure that the ground is properly contoured, in compliance with the civil engineers design, and does not have a negative impact on the natural areas, golf course, or neighboring lots. Plant material and trees will be reviewed at the Final Site Visit.

During this site visit the DRC will review a sample of the proposed rock mulch. The DRC requires a 10'X10' minimum sample of the selected rock mulch to be delivered and spread near the residence for final approval on color, size and appearance, prior to installation. It is encouraged to collect the "Native Desert Floor" material from within the Building Envelope on Natural Lots before start of construction to be reapplied as rock mulch.

6.14 FINAL SITE VISIT

Upon completion of any Residence or other Improvement, the Owner must give written Notice of Completion to the DRC prior to occupancy.

Within twenty (20) calendar days from receipt of the written notice, the DRC may review the Residence and/or Improvements. If the DRC finds that all Improvements are deemed to be in accordance with the approved Final Submittal, these Design Guidelines and any stipulations of approval, the DRC will notify the Owner in writing of Final Construction Approval.

If it is found that work was not done in strict compliance with the approved Final Submittal, the DRC will notify the Owner in writing of non-compliance, will specify in reasonable detail the particulars of non-compliance and will require the Owner to remedy the same.

If the Owner has failed to remedy any non-compliance within the specified time, the DRC will notify the Owner and may take such action to remove or remedy the non-complying Improvements as is permitted in these Design Guidelines including, without limitation, injunctive relief or the imposition of a fine.

An Owner may occupy a Residence following receipt of a Certificate of Occupancy from the City, but prior to a Final Site Visit by the DRC. Owner may do so provided that the work is continued and the written Notice of Completion is given to the DRC within forty-five (45) days of occupancy. If Improvements are not completed within forty-five (45) days of occupancy, the DRC reserves the right to take action to complete the Improvements as is permitted in these Design Guidelines including, without limitation, the imposition of fines.

6.15 NON-WAIVER

The DRC may disapprove an item not in conformance with the Design Guidelines as shown on the Final Submittal even though it may have been evident and could have been disapproved during the Preliminary Submittal. Approvals by the DRC do not constitute a waiver of any right to withhold approval of any drawing, specification or matter whenever subsequently or additionally submitted for approval if there is a nonconforming design or aspect that was not identified previously.

6.16 RIGHT OF WAIVER

The DRC reserves the right to waive or vary any of the procedures or standards set forth herein at its discretion for good cause shown

APPENDIX 1: APPROVED PLANT LIST

Botanical Name	Common Name	Transition Zones	Private Zones	Native Zones
TREES				
Acacia abyssinica	Ethiopian Acacia	X	X	
Acacia aneura	Mulga	X	X	
Acacia greggii	Catclaw	X	X	X
Acacia salicina	Willow Acacia		X	
Acacia smallii	Sweet Acacia	X	X	X
Acacia stenophylla	Shoestring Acacia		X	
Acacia willardiana	Palo Blanco	X	X	
Albria julibrissum	Silk Tree		X	
Bauhinia congesta	Orchid Tree		X	
Bauhinia congesta 'Lunariodes'	Pink Orchid Tree		X	
Caesalpinia cacalaco	Cascalote	X	X	X
Cercidium 'Hybrid'	Desert Museum	X	X	X
Cercidium floridum	Blue Palo Verde	X	X	X
Cercidium microphyllum	Foothills Palo Verde	X	X	X
Cercidium praecox	Palo Brea	X	X	X
Chamaerops humilis	Mediterranean Palm		X	
Chilopsis linearis	Desert Willow	X	X	X
Chitalpa tashkentensis hybrid	Chitalpa	X	X	
Cycas revoluta	Sago Palm		X	
Jacaranda mimosifolia	Jacaranda	X	X	
Lysiloma candida	Palo Blanco	X	X	
Lysiloma microphylla v. thornberi	Desert Fern	X		X
Olneya tesota	Ironwood	X	X	X
Pithecellobium flexicaule	Texas Ebony	X	X	X
Pithecellobium mexicanum	Mexican Ebony	X	X	X
Pithecellobium pallens	Tenaza	X	X	X
Prosopis alba	Argentine Mesquite	X	X	X
Prosopis chilensis	Chilean Mesquite	X	X	X

Botanical Name	Common Name	Transition Zones	Private Zones	Native Zones
<i>Prosopis glandulosa</i>	Texas Honey Mesquite	X	X	X
<i>Prosopis pubescens</i>	Screwbean Mesquite	X	X	X
<i>Prosopis velutina</i>	Velvet Mesquite	X	X	X
<i>Sophora secundiflora</i> 'Silver Peso'	Texas Mountain Laurel	X	X	X
<i>Vitex angus-castus</i>	Chaste Tree	X	X	

CACTI / ACCENTS

<i>Agave americana</i>	Variegated Centry Plant	X	X	
<i>Agave chrysantha</i>	Golden-Flowered Agave	X	X	
<i>Agave deserti</i>	Desert Agave	X	X	X
<i>Agave geminiflora</i>	Twin-flowered Agave	X	X	
<i>Agave havardiana</i>	Harvard Agave	X	X	X
<i>Agave lechuguilla</i>	Lechuguilla	X	X	
<i>Agave murpheyi</i>	Murphy Agave	X	X	
<i>Agave neomexicana</i>	New Mexico Agave	X	X	X
<i>Agave palmeri</i>	Palmer's Agave	X	X	X
<i>Agave parryi</i> v. <i>huachuensis</i>	Parry's Agave	X	X	X
<i>Agave toumeyana</i>	Toumey's Agave	X	X	X
<i>Agave utahensis</i>	Utah Agave	X	X	X
<i>Asclepias subulata</i>	Desert Milkweed	X	X	X
<i>Carnegiea gigantea</i>	Saguaro	X	X	X
<i>Dasyllirion acrotriche</i>	Green Desert Spoon	X	X	X
<i>Dasyllirion longissimum</i>	Mexican Grass Tree	X	X	X
<i>Dasyllirion wheeleri</i>	Desert Spoon	X	X	
<i>Echinocereus engelmannii</i>	Hedgehog	X	X	X
<i>Euphorbia biglandulosa</i>	Gopher Plant	X	X	X
<i>Euphorbia myrsinites</i>	Euphorbia	X	X	X
<i>Euphorbia rigida</i>	Gopher Plant	X	X	X
<i>Ferocactus acanthodes</i>	Fire Barrel	X	X	X
<i>Ferocactus</i> spp.	Barrel Cactus	X	X	X
<i>Fouquieria splendens</i>	Ocotillo	X	X	X

Botanical Name	Common Name	Transition Zones	Private Zones	Native Zones
Hesperaloe funifera	Coahuilan Hesperaloe	X	X	X
Hesperaloe parviflora	Red Hesperaloe	X	X	X
Hesperaloe parviflora (yellow)	Yellow Hesperaloe	X	X	
Opuntia spp.	Cholla and Prickly Pear	X	X	X
Pedilanthus macrocarpus	Lady's Slipper	X	X	
Stenocereus marginatus	Mexican Fence Post	X	X	X
Yucca baccata	Banana Yucca	X	X	X
Yucca elata	Soaptree Yucca	X	X	X
Yucca faxoniana	Spanish Bayonet	X	X	X
Yucca recurvifolia	Curveleaf Yucca	X	X	X
Yucca rigida	Blue Yucca	X	X	

SHRUBS

Acacia constricta	Whitehorn Acacia	X	X	
Acacia craspedocarpa	Leather Leaf Acacia	X	X	
Acacia greggii	Catsclaw Acacia	X	X	X
Alyogyne huegelii	Blue Hibiscus		X	
Ambrosia ambrosioides	Giant Bursage	X	X	X
Ambrosia deltoidea	Triangle Bursage	X	X	X
Anisacanthus thurberi	Desert Honeysuckle	X	X	X
Anisacanthus species	Anisacanthus	X	X	X
Bougainvillea 'La Jolla'	Bush Bougainvillea	X	X	
Buddleia davidii	Butterflybush	X	X	X
Buddleia marrubifolia	Wooly Butterfly Bush	X	X	X
Caesalpinia gilliesii	Yellow Bird of Paradise		X	
Caesalpinia pulcherrima	Red Bird of Paradise		X	
Caesalpinia mexicana	Mexican Bird of Paradise		X	
Calliandra californica	Baja Red Fairy Duster	X	X	X
Calliandra eriophylla	Pink Fairy Duster	X	X	X
Cassia artemisioides	Feathery Cassia	X	X	
Cassia nemophila	Desert Cassia	X	X	X

Botanical Name	Common Name	Transition Zones	Private Zones	Native Zones
Cassia phyllodenia	Silver-leaf Cassia	X	X	
Cassia wislizeni	Shrubby Cassia	X	X	
Celtis pallida	Desert Hackberry	X	X	X
Celtis reticulata	Canyon Hackberry	X	X	X
Convolvulus cneorum	Bush Morning Glory		X	
Cordia boissieri	Mexican Olive	X	X	X
Cordia parvifolia	Little Leaf Cordia	X	X	
Dalea bicolor	Indigo Bush	X	X	X
Dalea frutescens	Black Dalea	X	X	X
Dalea frutescens 'Sierra Negra'	Sierra Negra Dalea	X	X	X
Dalea pulchra	Bush Dalea	X	X	X
Dalea versicolor	Wislizenus Dalea	X	X	X
Dicliptera suberecta	Velvet Honeysuckle	X	X	
Dodonea viscosa	Hopbush		X	
Dyssodia acerosa	Shrubby Dogwood	X	X	X
Encelia farinosa	Brittlebush	X	X	X
Encelia maculata "Pink Beauty"	Emu Bush	X	X	
Ephedra spp.	Mormon Tea	X	X	X
Ericameria laricifolia	Turpentine Bush	X	X	X
Eriogonum fasciculatum	California Buckwheat	X	X	X
Eriogonum wrightii	Wright Buckwheat	X	X	X
Hyptis emoryi	Desert Lavender	X	X	
Justicia californica	Chuparosa	X	X	X
Justicia ovata	Red Justicia	X	X	X
Justicia spicigera	Mexican Honeysuckle	X	X	
Larrea tridentata	Creosote Bush	X	X	X
Leucophyllum candidum	Silver Cloud	X	X	
Leucophyllum candidum 'Thunder Cloud'	Thunder Cloud Sage	X	X	
Leucophyllum frutescens	Texas Sage	X	X	
Leucophyllum frutescens 'Compacta'	Compact Texas Sage	X	X	
Leucophyllum frutescens 'Green Cloud'	Green Cloud Sage	X	X	

Botanical Name	Common Name	Transition Zones	Private Zones	Native Zones
Leucophyllum frutescens 'White Cloud'	White Cloud Sage	X	X	
Leucophyllum laevigatum	Chihuahuan Sage	X	X	X
Leucophyllum langmaniae 'Lynn's Legacy'	Lynn's Legacy Sage	X	X	
Leucophyllum langmaniae 'Rio Bravo'	Rio Bravo Sage	X	X	
Leucophyllum pruinose 'Sierra Bouquet'	Sierra Bouquet Sage	X	X	
Leucophyllum revolutum 'Sierra Magic'	Sierra Magic Sage	X	X	
Leucophyllum zygophyllum	Blue Ranger	X	X	
Lotus rigidus	Deer Vetch	X	X	X
Lycium andersonii	Wolfberry	X	X	X
Mimosa dysocarpa	Mimosa	X	X	X
Plumbago capensis	Blue Plumbago	X	X	
Plumbago scandens	Plumbago White	X	X	
Rhus ovata	Sugarbush	X	X	
Rosa banksiae 'Alba Plena'	White Lady Bank's Rose	X	X	
Ruellia peninsularis	Baja Ruellia	X	X	X
Salvia chamaedryoides	Mexican Blue Sage	X	X	
Salvia clevelandii	Chaparral Sage	X	X	X
Salvia greggii	Autumn Sage	X	X	
Salvia leucantha	Mexican Blue Sage	X	X	
Salvia leucophylla	Purple Sage	X	X	
Senna covesii	Desert Senna	X	X	X
Senna wislizenii	Shrubby Senna	X	X	X
Simmondsia chinensis	Jojoba	X	X	X
Sophora secundiflora	Texas Mountain Laurel	X	X	X
Sphaeralcea ambigua	Desert Globemallow	X	X	X
Tagetes lemmoni	Mt. Lemmon Marigold	X	X	X
Tecoma stans	Yellow Bells	X	X	
Viquiera deltoidea	Goldeneye	X	X	X
Zauschneria californica	Hummingbird Bush	X	X	
Zauschneria californica	California Fuchsia	X	X	
Zizyphus obtusifolia	Gray Thorn	X	X	X

Botanical Name	Common Name	Transition Zones	Private Zones	Native Zones
GROUNDCOVERS				
Acacia redolens var. 'Low Boy'	Trailing Acacia	X	X	
Aizoaceae species	Ice Plant	X	X	X
Antigonon leptopus	Queen's Wreath	X	X	
Baileya multiradiata	Desert Marigold	X	X	
Calylophus hartwegii 'Sierra Sundrop'	Calylophus	X	X	
Chrysactinia mexicana	Damianita	X	X	
Convolvulus mauritanicus	Ground Morning Glory		X	
Cuphea llavea	Bat-Faced Cuphea	X	X	X
Dalea capitata 'Sierra Gold'	Sierra Gold Dalea	X	X	X
Dalea greggii	Trailing Indigo Bush	X	X	X
Dietes iridiodes	Fortnight Lily		X	
Drosanthemum speciosum 'Rosa'	Ice Plant	X	X	X
Dyssodia pentachaeta	Dyssodia	X	X	X
Erigeron divergens	Spreading Fleabane	X	X	X
Gazania rigens 'Sun Gold'	Gazania		X	
Guara lindheimeri	Guara	X	X	X
Hemerocallis	Daylily		X	
Hymenoxys acaulis	Angelita Daisy Trailing Purple/Yellow	X	X	X
Lantana montevidensis	Lantana		X	
Malephora lutea	Rocky Point Ice Plant	X	X	X
Melampodium leucanthum	Blackfoot Daisy	X	X	X
Muhlenbergia capillaris 'Regal Mist'	Regal Mist Muhley	X	X	
Muhlenbergia emersleyi 'El Toro'	Bull Grass		X	
Muhlenbergia lindheimeri 'Autumn Glow'	Autumn Glow Muhley		X	
Muhlenbergia rigens	Deer Grass	X	X	
Muhlenbergia rigida 'Nashville'	Nashville Grass	X	X	
Oenothera barlandieri	Mexican Evening Primrose	X	X	
Oenothera species	Evening Primrose	X	X	
Oenothera stubbii	Saltillo Primrose		X	
Osteospermum fruticosum	Trailing Aftican Daisy	X	X	

Botanical Name	Common Name	Transition Zones	Private Zones	Native Zones
Penstemon baccharifolius	Rock Penstemon	X	X	X
Penstemon eatonii	Firecracker Penstemon	X	X	X
Penstemon grandiflorus	Penstemon	X	X	X
Penstemon palmeri	Palmer's Penstemon	X	X	X
Penstemon parryi	Parry's Penstemon	X	X	X
Penstemon pseudospectabilis	Canyon Penstemon	X	X	X
Penstemon superbus	Superb Penstemon	X	X	X
Penstemon wrightii	Penstemon	X	X	X
Plumbago auriculata	Cape Plumbago		X	
Podranea ricasoliana	Pink Trumpet Vine		X	
Psilostrophe cooperi	Paperflower	X	X	X
Pyracantha koidzumii	Pyracantha		X	
Rosmarinus officinalis	Rosemary		X	
Ruellia brittoniana	Katie Ruellia		X	
Salvia sp. 'Quicksilver'	Quicksilver Salvia	X	X	
Santolina chamaecyparissus	Lavender Cotton		X	
Santolina virens	Green Santolina	X	X	X
Tagetes lemmonii	Mt. Lemmon Marigold	X	X	X
Verbena gooddingii	Goodding's Verbena	X	X	X
Verbena pulchella	Moss Verbena	X	X	X
Verbena rigida	Sandpaper Verbena	X	X	X
Verbena tenuisecta	Moss Verbena	X	X	X
Verbena tenuisecta 'Edith'	Edith Verbena	X	X	X
Zephyranthes candida	Rain Lily		X	
Zinnia acerosa	Desert Zinnia	X	X	X
Zinnia grandiflora	Little Golden Zinnia	X	X	

VINES

Antigonon leptopus	Queen's Wreath		X	
Bougainvillea 'Barbara Karst'	Bougainvillea	X	X	
Bougainvillea 'California Gold'	Orange Bougainvillea	X	X	

Botanical Name	Common Name	Transition Zones	Private Zones	Native Zones
Bougainvillea 'Jamaica White'	White Bougainvillea		X	
Bougainvillea 'San Diego Red'	Bougainvillea		X	
Bougainvillea spectabilis	Bougainvillea		X	
Clytostoma callistegioides	Violet Trumpet Vine		X	
Feijoa sellowiana	Pineapple Guava		X	
Gelsemium sempervirens	Yellow Flowering Jessamine		X	
Hardenbergia comptoniana	Lilac Vine		X	
Mascagnia lilacina	Lilac Orchid Vine		X	
Mascagnia macroptera	Yellow Orchid Vine		X	
Maurandya antirrhiniflora	Snapdragon Vine		X	
Podranea ricasoliana	Pink Trumpet Vine		X	
Rosa banksiae	Lady Bank's Rose	X	X	
Solanum jasminoides	Potato Vine		X	
Vigna caracalla	Snail Vine		X	

Appendix 2: DESIGN REVIEW

Design Review

PRE-DESIGN MEETING – DRC Material Handover

Required Material

- ☐ Approved Design Professional Application filled out with name of proposed Architect. **

CONCEPTUAL DESIGN MEETING - Design Review Start

Required Material

- ☐ Concept Diagram (8 ½ x 11)
- ☐ Statement of Design Intent (8 ½ x 11)

PRELIMINARY SUBMITTAL

Required Material

- ☐ Design Review Fee; A non-refundable fee payable by check to the Blackstone Community Association.
- ☐ Preliminary Review Checklist **
- ☐ Two CD-Rs with scans of each submitted drawing in “pdf” format
- ☐ Study Model
- ☐ Material Board (8 1/2 x 11 boards)
- ☐ Colored Elevation or Perspective (8 1/2 x 11)

Required Drawings: See Design Review Check List

- ☐ TOPOGRAPHIC SURVEY (Natural Lots Only) prepared by a licensed Land Surveyor
- ☐ SITE PLAN
- ☐ CONCEPTUAL LANDSCAPE PLAN
- ☐ MASSING DIAGRAM
- ☐ FLOOR PLANS
- ☐ ROOF PLANS
- ☐ ELEVATIONS
- ☐ SITE SECTIONS

FINAL SUBMITTAL

REQUIRED MATERIAL

- ☐ Final Review Checklist **
- ☐ Two CD-Rs with scans of each submitted drawing in “pdf” format
- ☐ Name of Approved Builder

Required Drawings

- ☐ TOPOGRAPHIC SURVEY (Natural Lots Only) prepared by a licensed Land Surveyor *
- ☐ SITE PLAN prepared by a licensed Civil Engineer.
- ☐ MASSING DIAGRAM *
- ☐ FLOOR PLANS *
- ☐ ROOF PLANS *
- ☐ ELEVATIONS *
- ☐ SITE SECTIONS *

- ☐ CONSTRUCTION DETAILS
- ☐ LIGHTING/ELECTRICIAL PLAN
- ☐ CONSTRUCTION SITE PLAN
- ☐ LANDSCAPE PLAN

Construction Review

PRE-CONSTRUCTION MEETING - Construction Start

REQUIRED MATERIAL

- ☐ Pre-Construction Meeting Checklist **
- ☐ Copy of your Builder's License.
- ☐ Copy of the City of Peoria Building Permit.
- ☐ One full size set of Construction Documents (drawings) as submitted and approved by the City of Peoria.
- ☐ Owner to supply a Construction Deposit in the amount of \$10,000.00 made payable to the Blackstone Community Association.
- ☐ Current financial statement from builder or owner/builder.
- ☐ Construction Schedule
- ☐ Phone Numbers of key construction personnel.
- ☐ List of Sub-Contractor and employee names for security passes.

** Form included in Design Review Package

SITE MATERIAL MOCK-UP WALL	Reviewed 30 days after Pre-Construction Meeting. **
FOUNDATION CERTIFICATION	Builder to submit certification prior to lumber drop. **
HEIGHT CERTIFICATION	Builder to submit certification prior to loading roof. **
FRAMING SITE VISIT	Builder to request with submitted Height Certification. **
EXTERIOR SURFACE SITE VISIT	
PRE-LANDSCAPE MEETING	
REQUIRED DRAWINGS	
<ul style="list-style-type: none"> <input type="checkbox"/> Copy of Approved Landscape Plan <input type="checkbox"/> Copy of Approved site Plan <input type="checkbox"/> Copy of your Contractor's License. <input type="checkbox"/> Construction Schedule <input type="checkbox"/> Phone Numbers of key construction personnel. 	
LANDSCAPE GRADING AND DRAINAGE SITE VISIT	Landscaper to submit request with checklist. **
1ST FINAL SITE VISIT	Builder to submit request with checklist. **
2ND FINAL SITE VISIT	Submit request with comments from 1 st Final Site Visit.
3RD FINAL SITE VISIT	, if required (additional fee)

CERTIFICATE OF OCCUPANCY

Builder to submit the City of Peoria Certificate of Occupancy.

CONSTRUCTION DEPOSIT REFUND REQUEST Builder to submit form-requesting return of Construction Deposit. **