

# **Wild Horse Subdivision Design Guidelines**

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# EXHIBIT A

Wild Horse Homeowners Subassociation  
Architectural Committee

Plan Review Process and Submittal Requirements

Overview

There are four stages in the Wild Horse Subdivision approval process

1. Initial/Preliminary Plan Review and Approval
2. Final Plan Review and Approval
3. Site Staking Review and Approval
4. Final Review and Approval

The stages are progressive and are intended to assure compliance with the Wild Horse Subdivision architectural control requirements, as mandated in the CC&R's, and to minimize the investment in plans or improvements that would not be in conformance with those requirements. Approval of each stage will be given by a written endorsement of the Architectural Committee on the appropriate form based upon the specific submittal provided to the Committee by the applicant. It is the applicant's responsibility to see that all drawings, information, materials, etc. that constitute a specific submittal are received by the Committee in adequate time to allow for proper consideration and review. No construction shall be allowed to commence on the site until the first three stages of the approval process are completed. The fourth stage is a post-construction review and approval prior to occupancy. All required materials shall be submitted in duplicate, with one copy returned to the owner and one retained by the Committee.

The fee for the entire review process is \$300.00 and the complete amount must accompany the preliminary review submittal. No refunds shall be given should the review process not be completed or the project not be constructed. A separate fee must accompany each substantially different proposal for the same lot. For subsequent additions, exterior changes, separate pool development and landscaping, plans must be submitted and the approval process followed. Fees for the review of improvements after initial construction shall be commensurate with the size of the project. Fees may be adjusted by the Wild Horse Homeowners Subassociation on a periodic basis.

Checks should be made payable to Wild Horse Homeowners Subassociation. Plans will not be reviewed if this check is not included with the preliminary plan submittal.

In order to facilitate the design process and architectural requirements the Committee's consulting architect is available for limited consultation on the Architectural Guidelines. This consultation will help the homeowner to understand the rules and intent of the Committee. It is strongly recommended that the homeowner take advantage of this service in order to help avoid later, a possibly costly modification to an existing design.

Wild Horse Homeowners Subassociation  
Architectural Committee

*Overview Continued*

In order to assist applicant in preparation of specific submittals, the committee has established a series of minimum submittal requirements for each stage of the approval process. It is the applicant's responsibility to see that these minimum requirements are met. Any additional information that can be provided to clarify, illustrate or otherwise aid the Committee in this review process is encouraged and always appreciated.

Appropriate submittal forms are enclosed.

Wild Horse Homeowners Subassociation  
Architectural Committee

Plan Review Process and Submittal Requirements

**Initial/Preliminary Plan Review and Approval**

Plans submitted for Initial/Preliminary Review and Approval shall meet, include or reflect the following minimum requirements:

**Site Plan**

1. Drawn to scale at minimum of one inch equals 20 feet
2. Property lines indicated and setbacks dimensioned
3. Location of structure on site, including out-buildings, if any
4. Finish floor elevation(s) of the structure(s) with values stated per a land topography map
5. Locations and material specifications of related improvements of driveways, patios, swimming pools, spa, guest parking, walkways, etc.
6. Locations, material specifications and top-of-wall elevations of all proposed patio walls, retaining walls, etc.
7. Overall master grading plan indicating existing and proposed topographic contours, drainage patterns, and a proposed perimeter grading limit including cut and fill heights, culverts (as applicable) and finished treatment of same
8. Location and proposed alignment of underground utility service lines
9. Location of all utility yard enclosures and mechanical equipment enclosures (including pool equipment, if any)

**Floor Plans**

1. Drawn to scale at minimum one-quarter inch equals one foot
2. Finish floor elevation(s) value stated
3. Major room names labeled
4. Enclosed living area square footage totals noted
5. Location of all utility yard enclosures with all utility meters and other provisions labeled
6. Locations of all mechanical equipment (condensers, etc.) and resulting enclosures

**Elevations**

1. Drawn to the same scale as the Floor Plan
2. All major exterior building elevations shall be represented
3. Existing contour grades and proposed finished contour grades
4. Finish floor elevation(s) lines

Wild Horse Homeowners Subassociation  
Architectural Committee

*Initial/Preliminary Plan Review and Approval Continued*

5. Top-of-wall and top-of-roof elevations call-outs or dimensions for all major building components
6. All major exterior materials specified and a general concept statement of material color schemes
7. Top-of-wall elevation call-out and material specified for all utility/equipment enclosures
8. The Committee reserves the right to determine on a lot by lot basis if staking of improvements and/or establishment of building height poles is necessary at this review time.

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**Completed Form #1 (2 Copies)**

Wild Horse Homeowners Subassociation  
Architectural Committee

Plan Review Process and Submittal Requirements

**Final Plan Review and Approval**

Plans submitted of Final Plan Review and Approval shall meet, include or reflect the following minimum requirements:

**Site Plan**

1. Drawn to scale at minimum of one inch equals 20 feet
2. Property lines indicated and setbacks dimensioned
3. Location of structure on site, including out-buildings, if any
4. Finish floor elevation(s) of the structure(s) with values stated per a land topography map
5. Locations, elevation call-outs and material specifications of related improvements of driveways, patios, etc.
6. Locations, material specifications and top-of-wall elevations of all proposed patio walls, retaining walls, etc.
7. Detailed master grading plan indicating existing and proposed topographic contours, drainage patterns, and a proposed perimeter grading limit
8. Location and proposed alignment of underground utility service lines
9. Location of all utility yard enclosures and mechanical equipment enclosures (including pool equipment, if any)

**Floor Plans**

1. Drawn to scale at one-quarter inch equals one foot
2. Finish floor elevations(s) values stated
3. Major room names labeled
4. Enclosed living area square footage totals noted
5. Locations of all utility yard enclosures with all utility meters and other provision labeled
6. Locations of all mechanical equipment (condensers, etc.) and the resulting enclosures

**Elevations**

1. Drawn to scale at one-quarter inch equals one foot
2. All exterior building elevations shall be represented
3. Existing contour grades and proposed finished contour grades
4. Finish floor elevation(s) lines
5. Top-of-wall and top-of-roof elevation call-outs or dimensions for all building components

Wild Horse Homeowners Sub Association  
Architectural Committee

*Final Plan Review and Approval Continued*

6. All exterior materials specified and exterior material colors/samples provided (additional review fee to be applied if final selected material colors/samples are not included at this review)
7. Top-of-wall elevation call-outs and material specified for all utility/equipment enclosures

Landscaping Plan(s)

1. Master site plan drawn to scale at minimum one inch equals 20 feet
2. Specific area plan (if needed) drawn to scale at minimum one-eighth inch equals one foot
3. Master site plan should reflect all existing major desert growth removed by construction or that is within 20 feet of proposed improvements
4. Landscaping plan(s) should outline and detail specific treatments of revegetation and new supplemental vegetation of all exterior areas (not enclosed by patio walls, etc.) impacted by construction
5. Landscaping plans(s) for areas within areas enclosed by patio walls, etc. shall be submitted at the applicant's option at this time

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Completed Form #2 (2 Copies)



Wild Horse Homeowners Subassociation  
Architectural Committee

Plan Review Process and Submittal Requirements

**Site Staking Review and Approval**

Site Staking Review and Approval shall meet, include or reflect the following minimum requirements:

1. Physical staking and certification of structure corners, and establishment of two height poles representing the highest points of the structure. This must be done prior to any grubbing or brushing of site.
2. Written certification by a registered land surveyor of the project's reference bench mark (to be maintained during entire construction duration).
3. All staking and certification must reflect structure location and layout as previously submitted in graphic plan form only. No "field adjustment" of structure layout will be allowed without submission of a revised site plan for review and approval.
4. The Committee reserves the right to determine on a lot by lot basis if additional staking of improvements and/or establishment of additional building height poles is required.
5. Building envelope must be staked and fenced.

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Completed For #3 (2 Copies) Wild Horse Homeowners Subassociation

## **Architectural Committee**

### **Plan Review Process and Submittal Requirements**

#### **Final Review and Approval**

Final Review and Approval shall meet, include or reflect the following requirements:

1. Applicant shall notify the Committee in writing of their request for final approval prior to occupancy
2. The process is not complete until Final Approval is received from the AC. Said approval will be granted only after a Committee representative has made an on site inspection to ensure compliance with approved plans and specifications.

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**Completed Form #4 (2 Copies)**

# EXHIBIT B

# **WILD HORSE SUBDIVISION DESIGN GUIDELINES**

## **Introduction**

### **Setting:**

Wild Horse Subdivision is a residential community located within a larger real estate development called 3 Canyons Ranch. 3 Canyons Ranch is a 6500 acre restricted, low density community. Wild Horse Subdivision, which is located in Southeastern Arizona east of State Highway 92 on Andalusian Way and 3 Canyons Boulevard consists of two separately platted subdivisions called Wild Horse and Wild Horse II subdivisions. These Design Guidelines shall govern both platted subdivisions, which shall be referred to collectively hereinafter as "Wild Horse Subdivision." Wild Horse Subdivision is restricted by the Master Declaration of Covenants, Conditions Restrictions, Assessments, Changes, Servitudes, Liens, Reservations and Easements of 3 Canyons Ranch as well as the First Amendment to Declaration of Covenants, Conditions and Restrictions of Wild Horse Subdivision (the "CC&Rs").

The setting feel and look of the residential community is critical for its long term desirability and value.

Wild Horse Subdivision offers homeowners the amenities of plentiful upper Sonoran desert open space and vegetation, mountain views, and abundant wildlife. The rolling topography is ribboned with clusters of native oaks, junipers and mesquite trees, shrubs, and grasses.

The project contains approximately 646 acres with a total of 156 platted lots. To insure a compatible, consistent, and harmonious community, the design and construction must occur within a uniform framework.

### **Purpose:**

The purpose of these guidelines when combined with the recorded CC&R's is to ensure consistently high quality development and market success, thus protecting the investment of those who locate within the development area and assuring the residents and lot owners of a high quality development.

The Design Guidelines address design issues in site planning, architecture, landscape architecture, building materials, and Wild Horse Subdivision Architectural Committee ("AC") guidelines. The AC is defined in Article VI of the CC&Rs. These Design Guidelines have been developed as a framework to express the community character of Wild Horse Subdivision. They provide a documented basis for evaluating and directing the planning and design of improvements to each parcel. The Design Guidelines ensure that all development will complement and contribute to the total ambiance of

Wild Horse Subdivision landscape. Adherence to these Design Guidelines will result in a high quality of appearance; land use compatibility success; and financial success and stability for both the residents and lot owners.

The guidelines are design criteria to be used by architects, engineers, landscape architects, builders and other professionals to maintain the design quality proposed herein. They will be used to review each builder's design package to assure conformance with the overall community design objectives.

The AC has been formed by the Wild Horse Homeowners Subassociation (the "Homeowners Association") to oversee that all plans are in general conformance with the development guidelines, conditions, and restrictions for Wild Horse Subdivision.

**Goals and**

**Objectives:** The following project goals and objectives form the basis for these guidelines:

- Creation of a community with a strong open space theme, derived from the history of the property;
- Provision of community Design Guidelines to facilitate sensitive integration of projects within the overall community development;
- Provision of variety in the community character through creative land use, architecture and landscape architecture;
- Utilization of natural drainageways and riparian communities as a unifying element;
- Protection of property values and enhancement of investment;
- Maximization of panoramic views of the Huachuca Mountains and the San Pedro River Basin.
- Site development in a manner sensitive to the terrain (i.e. slope, natural drainage and runoff patterns, native vegetation, soil stability, and views);
- Unify and reinforce the existing landscape through establishment of plant palettes for new residences and open space areas;
- Guide the owner and home builder through the design development process and retain the character of Wild Horse Subdivision.

## **Site Planning Guidelines**

### **Site**

#### **Planning:**

Site planning addresses the placement of buildings, roads, and utilities. This requires an understanding of existing site opportunities and constraints. It involves issues of building form, orientation, coverage, setbacks, parking, utilities, and access.

#### **Zoning:**

Cochise County Zoning along with the Arizona Unified Building Code governs all development, except as further restricted by the CC&Rs and the requirements contained herein.

### **Building**

#### **Site:**

The building site is the portion of each lot within which all improvements must be built and alterations to the existing landscape may be permitted. The most appropriate building site will be determined by the natural features of the lot, views, relationship to adjacent building sites and topography.

#### **Grading:**

The intent of grading guidelines is to minimize the impact and extent of disturbed areas to preserve natural vegetation and the integrity of the natural landscape. Site grading can complement and reinforce architectural and landscape character by screening and reducing the perception of height and mass on larger residential structures; providing transitions between on-site and off-site uses; and providing elevation changes facilitating movements.

The building site is to be graded and compacted to the Required Relative Compaction Standard in its entirety before any building construction is started. Any necessary procedures will be taken in the construction of steep slopes to assure that the surface of the slope is compacted as required, including, if necessary, over building and subsequent back dragging to remove loose dirt. Graded slopes shall not exceed the maximum cut and fill slope recommended specifications unless approved by the AC. All cut and fill slopes shall be landscaped. Avoid grading large level pads. Design structures that conform to hillsides.

Site grading should reflect the natural topography and result in harmonious transitions between manmade graded areas and natural terrain. This is accomplished by:

- Limiting maximum cut slope to 2.5:1 and maximum fill slope to 3:1 whenever possible;
- Recommendation that cut slopes should not exceed 4' in height, and fill slopes should not exceed 3' in height whenever possible; cut and

fill areas should be broken up in response with existing topography and vegetation;

- If 150 days after grading has occurred, there is no construction activity, the graded area shall be hydroseeded with the seed mix recommended in the "Landscape" section;
- Replanting all graded slopes with trees, shrubs, and native type groundcovers to control erosion and minimize denuded view of the slopes;
- There shall be no grubbing, brushing, or grading prior to final plan approval and site staking approval;
- Special arrangements for soil testing prior to grading and construction can be made. It is the lot owner's responsibility to see that vegetation is not destroyed outside the building site and during this process. If vegetation is disturbed, then it must be replaced.
- Retain natural vegetation to greatest extent possible (minimize size of building pads);
- Rounding tops and toes of all slopes.

**Drainage:** Natural drainageways shall be preserved. No fence or other improvement shall be constructed or maintained on any lot which obstructs a natural drainageway or area designated as a "drainage easement" except with the consent of Cochise County and the AC. Minimize alterations to natural drainageways to prevent soil erosion. Developed drainageways, if lined, shall use native rock. Any other lining material must be approved by the AC. Drainageways shall conform to the requirements of all lawful public authorities including the Cochise County engineer to the full extent of the authority given such agency by law.

Introduce small rock check dams, such as those on existing site, for detention of storm water runoff wherever possible. Collection and on-site retention of storm water runoff is encouraged to supplement irrigation.

All drainage shall exist from any lot in a manner identical to the original run-off. Drainage from driveways shall be retained on-site so that off-site quantity and rate of flow shall not be greater than the original hydrological conditions at any existing point. The driveway retention shall be designed to provide an adequate volume for the storage of all run-off from driveway surfaces and related roof water run-off.

**Utilities:** All new utility lines shall be underground, locating lines under driveways or other disturbed areas. All disturbed areas to be finished graded and revegetated to match existing adjacent undisturbed areas. Utilities must be clearly indicated on grading plans.

Screen all exterior gas and electric meters, utility pads and mechanical equipment such as air conditioners, pool equipment, solar cooling and heating devices with walls, fences, or vegetation as required by Article VIII of the CC&R's. All clotheslines, equipment, garbage cans, service yards, wood piles or storage piles shall be kept screened by adequate planting or fencing so as to conceal them from the view of neighboring units and streets. All clotheslines shall be confined to patio areas.

**Native**

**Vegetation:** The owner and his contractor shall comply with all State of Arizona laws and regulations governing native trees and plants. Native vegetation shall be preserved where possible.



## **Architectural Guidelines - Site Improvements**

**Introduction:** The architectural theme for Wild Horse Subdivision will have a distinctive identity, expressing a thoughtful integration of building structures and the desert environment. The theme will be based on a distinctive southern Arizona vernacular, having its roots in the Spanish, Mission or Southwestern style and shaped by the cultural and climatic influences of southern Arizona.

This section provides descriptions of building materials and forms which are expressive of the intended architectural theme. Architectural components are defined as appropriate or inappropriate as determined by the AC.

It is intended of these Design Guidelines to establish a consistent architectural theme for Wild Horse Subdivision, while allowing for flexibility of design expression.

### **Construction**

**Period:** The construction period shall not exceed 8 months. The construction period as defined above commences with the issuance of a septic tank permit for an improvement on a lot within Wild Horse Subdivision and ends with issuance of an occupancy permit by Cochise County and Final Approval (resulting from the Final Site Inspection by the AC).

Final Inspection must be made prior to move-in. Correction of deficiencies found during the Final Inspection must be completed and reinspected within 30 days of the final inspection. No owner, his/her guests, tenants, or family, may occupy any residence until the residence, outbuildings, garages, patios, walkways, driveways, landscaping and any other improvements which were contained on the plans approved by AC, have been completed, unless such owner has received the written permission of the AC to occupy such residence prior to such completion.

### **Building**

**Materials:** All buildings in Wild Horse Subdivision shall be designed and constructed in styles generally referred to as Spanish, Mission or Southwestern, consistent with the geography, topography, and cultural history of southern Arizona and harmonizing with the desert and foothill environment.

Permitted materials include:

- a. Cement stucco over CMU
- b. Split face concrete block
- c. Brick and mortar washed brick

- d. Fired adobe block
- e. Mud stucco over stabilized adobe block
- f. Stucco over wood frame

All exposed wood timbers shall be kiln dried and bolted or strapped securely in place. Oversizing of structural exposed timbers is recommended with a minimum nominal thickness of 2-1/2". All exposed wood shall be treated with a preservative, stained or painted, and maintained. All exposed roof scuppers, gutters, downspouts and sheet metal shall be painted.

All other building material shall be approved by the AC.

**Exterior  
Appearance  
& Colors:**

Exterior appearance shall blend with the natural surroundings and the landscaping. Exterior colors should be earthtones. Small amounts of accent colors are permitted. Clear aluminum window and door frames are not permitted, nor are reflective surfaces.

**Roofs,  
Pitches and  
Materials:**

Simple pitched gable, hip, or shed roof forms as well as flat roofs with parapet walls will be permitted in Wild Horse Subdivision. All pitched roof materials shall be mission tile, copper roofing (no shine) or the equivalent as approved by the AC to ensure a continuity of textures and colors. Asphalt shingles and metal roofing are prohibited.

Flat roofs shall be any roof area having a lesser slope than 3 vertical, 12 horizontal. All flat roofs shall be enclosed by a parapet wall that is a minimum of twelve inches taller than the immediately adjacent flat roof surface. Continuity of parapet walls in flat roof areas is required so that the roof is concealed from view of other Lots and from the street. Parapet walls are required between all level changes in adjacent flat roof areas. Flat roofs and related parapet walls should create roof lines compatible with the overall character of the foothill topography. Flat roofs must be finished coated in a color acceptable to the AC with a preference given to light colors which blend with the structure's exterior wall color. Reflective finished coated flat roofs are prohibited. All vents and other projections shall be colored to blend with the finished roof material coating color. No mechanical equipment or apparatus of any kind, including without limitation, evaporative coolers, heating and cooling units (except for customary vents and chimneys) will be permitted on roofs unless approved by the AC in its sole discretion and screened from view by a parapet wall or other screen not to exceed 4 feet in

height as the AC shall require. No radio, television or other antennas of any kind or nature, or device for the reception or transmission of radio, microwave, television or other similar signals, shall be placed or maintained upon any Lot except as may be permitted by the AC. Any equipment, antennas or other attachments to the roof must satisfy the height requirements as set forth in the CC&Rs.

**Chimneys:** Chimneys should continue the same finish and texture as the building. Fireplace chimney heights and forms will be restricted to not exceed the building code minimum height criteria and must compliment the structure's overall design.

**Gutter and Downspouts :** Gutters and downspouts and other devices for control of roof water are an important item in dealing with the high concentrations of rainfall in the desert. These elements shall be concealed or integrated into the architectural design.

Exposed gutters will be colors to match the roof or wall material. Exposed downspouts will be colors to match the surfaces to which they are attached. Pre-cast concrete scuppers or canales are encouraged.

**Skylights:** Skylights are to be designed as an integral part of the roof.

**Flashing & Vents:** All flashing and vents will be colored to match the material to which it is attached.

**Solar Panels:** Solar panels require review and written approval by the AC. Solar panels shall be an integral part of the roof design or concealed by parapet walls from view of other Lots and from the street. Frames must be colored to complement the roof. Mill finished aluminum frames are prohibited. Support solar equipment shall be enclosed or screened from view as required by the AC in its sole discretion.

**Awnings:** Fabric awnings for windows are permitted in moderation. Metal awnings must be approved in writing by the AC.

**Mechanical Equipment:** No apparatus, including without limitation, evaporative coolers, heating units (except for customary vents and chimneys), shall be placed on a lot or on the roof of any unit, unless approved by the AC in its sole discretion and

screened from view by parapet wall or other screen which screen shall not exceed 4' in height and as the AC shall require.

**Building**

**Height:**

Maximum building height (from grade) shall be 26' using Cochise County's definition of building height. The maximum number of stories shall be one, except two stories may be allowed by the AC subject to review and approval of grade, elevations and impact on nearby Lots. Finished floor elevations ("FFE's") will be determined on an individual basis, based on topographical contours of each lot. Approval of preliminary plan elevations such as FFE and structure height will be based on the graphic representation of the site topography taken as shown on the submitted plans. Elevations to be stated relative to values as per present benchmarks located in the streets.

**Setbacks**

All improvements will adhere to the following setbacks:

- A. Front: 100'
- B. Side: 100'
- C. Rear: 100'

Improvements include driveways, fencing and walls. Driveways and drainageways may be allowed to encroach on set back limits on a lot-by-lot basis if it will enhance or preserve the existing vegetation or is necessary because of topography of lot.

**Size:**

All lots are restricted to residential dwellings of not less than 2,000 square feet single-family residential use and customer accessory improvements, including patio walls, swimming pool, recreation court, guest house no greater than 1,200 square feet of heated and cooled living space which must be located within 50' of the main residence, one storage shed not to exceed 600 square feet in size and 10' in height which must be located within 50' of the main residence.

**Garages:**

Garages are a major visual element in single-family detached housing. All garages must be built of the same material as the residence and attached, as a part thereof. A minimum two-car garage with automatic door opener is required for each home with doors of a style or design approved by the AC. Garages must be enclosed and garage doors must be located away from adjacent streets or as approved by the AC. Garages should be of normal size and any construction of more than a three-car garage will require approval by the AC.

**Walls and  
Fences:**

- ☐ All walls shall be considered extensions of the adjacent building, and be constructed of masonry or coordinated materials.
- ☐ The only perimeter fence allowed within any Lot shall be a wood fence or masonry wall unless specific written permission is obtained from the AC.
- ☐ Wall heights shall not exceed 6 feet and shall be measured from the existing natural grade at the exterior of the wall.
- ☐ Soften long wall lines with plant recesses and landscape for vertical and horizontal relief.
- ☐ All walls will be finished and painted the same, coordinated, or complimentary color as the building color.
- ☐ Recommended wall materials shall conform to the recommended building materials, but can also include ornamental iron in combination with masonry.

**Lighting:**

External lighting shall be limited to that necessary to provide the functional requirements of safety and security. All exterior building lighting shall meet the Cochise County Outdoor Lighting Code. Energy conserving lamps are encouraged. All exterior lights must be located and maintained in a manner which, in the opinion of the AC, prevents glare and unreasonable interference with surrounding dwelling units. All lights must be attached to the residence or other permitted structures. No free standing lighting is allowed except for low voltage lighting in a driveway area.

**Driveways**

**& Parking:**

Driveways shall be paved only with the below listed Acceptable Paving Materials.

- A. Integrated color concrete (earthtones)
- B. Chip and seal
- C. Asphalt
- D. Decomposed granite
- E. Brick
- F. Exposed aggregate concrete

Driveways that cross washes shall have appropriate concrete toe-downs or culverts. Driving grading and paving shall minimize the disturbance of bordering natural vegetation.

Driveways shall be used for construction access and to accommodate guest parking. On-street parking is prohibited except in designated areas.

Trucks, boats, campers, trailers and other recreational vehicles shall not be parked, even temporarily, on the property except when stored within a garage or approved screened yard area.

**Satellite**

**Dishes:**

Satellite dishes will be considered on a lot-by-lot basis. Plans and location must be submitted and approved by the AC for any ground mounted sending or receiving devices. Regardless of the above, the AC shall approve placement of an 18" or less satellite dish on a roof provided that it is screened by a parapet or other screen as is acceptable to the AC.

**Mailboxes:**

Mailboxes will not be available to be located at individual lots but will be clustered by streets at central locations as determined by the United States Post Office.

## **Landscape Architectural Guidelines**

**Purpose:** The purpose of establishing Landscape Architectural Design Guidelines is to provide a landscape reference for planning and designing of residential development within Wild Horse Subdivision. The intent of these guidelines is not to require rigid adherence to a particular landscape style or to limit the range of materials or colors. More correctly, the guidelines should be used to achieve continuity and a standard of quality throughout the larger visual context.

**Xeriscape  
Concept:**

The Wild Horse Subdivision area is characterized by a Desert Upland plant community. Predominant plants include existing grasslands, oaks and mesquite trees. Much of the native vegetation is healthy, attractive, and suitable for buffering, screening, and other landscape uses.

A landscape theme for the community can act to unify and reinforce the open space and circulation components in the creation of the community structure. The landscape theme for the project will be an enhanced natural desert. Projects within Wild Horse Subdivision shall be landscaped with a xeriscape theme, with emphasis on indigenous plant materials, blending development into the existing desert and promoting water conservation.

**Revegetation  
& Erosion:**

All graded areas within each individual lot shall be revegetated for erosion control. Revegetation shall be with native plant materials and/or native seed mix. Water conservation irrigation shall be provided until plantings are established. Disturbed washes within development site shall be revegetated and enhanced to restore them to a natural appearance. If individual lots contain steep slopes, rock coverage shall be less than 60% of the slope and be integrated with bankcover plantings to provide a more natural appearing edge blending with existing conditions.

**Landscaping  
Categories:**

The design guidelines for single-family residences at Wild Horse Subdivision require minimum disturbance to the existing desert vegetation. No living plants, shrubs or trees shall be placed or maintained upon any uninclosed patio or yard area on the Property or any Lot unless a detailed landscaping plan shall have been first approved by the AC as meeting the criteria for permitted and prohibited plants, shrubs and trees as stated in the AC rules. Lot Owners shall provide and maintain the landscaping on their individual Lots. The native growth of the Property, including grasslands, mesquite and oak trees, shall not be destroyed or removed from any portion of the Property.

except as provided in Article VIII of the CCR's and as may be necessary for permitted and approved improvements. If any natural growth is removed or destroyed without the approval of the AC, or where not necessary for construction of approved improvements, the AC may require the replacement of the same and the costs shall be borne by the Property Owner as set forth in the CCR's. Each Owner of a Lot shall keep all shrubs, trees, hedges, grass and plantings of every kind located in his Lot (including setback areas and Common Areas) neatly trimmed. The remainder of the site shall remain undisturbed native vegetation. There are three categories of landscaping that can occur within a given lot.

1. Transitional Landscaping
2. Ornamental Landscaping
3. Desert Restoration

Transitional Landscaping: normally occurs in the area between the street and the front and side yards of the home.

Ornamental Landscaping can only occur behind patio walls. Subject to certain restrictions, the landscaping behind patio walls can include exotic plants, but selecting plants from the Natural Landscaping Plant Schedule is highly recommended.

Desert Restoration occurs if the designated undisturbed native vegetation is inadvertently destroyed or removed during construction. The homeowner is required to restore the desert to its original condition.

The final result shall be continuum of desert growth that is interrupted only by the building and patio wall or other approved landscape of each home. No existing native vegetation on the lot, including Oaks, Juniper, Manzanita, Mesquite and Palo Verde trees, and other native specimen vegetation shall be distributed or removed, unless previously approved by the AC.

All Transitional Landscaping and Desert Restoration shall be completed prior to the Final Site Inspection. Exceptions, due to time of year, may be allowed by the AC.

**Natural  
Landscape  
Guidelines:**

The intent of Transitional Landscaping is to enhance the quality of the existing desert landscape. The objective of Wild Horse Subdivision landscape design is to achieve a visual continuity with the natural desert



surroundings. When the Transitional Landscaping matures, there should be filtered views of the house through desert trees and vegetation.

Plant Material. To establish visual continuity in Transitional landscaping, plant material used shall be native Huachuca Foothills vegetation or compatible drought tolerant vegetation. Only Plants listed in the Transitional Landscaping Plant Materials shall be used. Ornamental plants, including grass, shall be permitted on individual building lots only in areas behind patio walls. (See Ornamental Landscape Guidelines.)

Rock Mulch. To ensure visual continuity on the ground plane between the Transitional Landscaping and the undisturbed natural desert, the use of decomposed granite and river run rock shall be limited to 50% of the total disturbed area. The color of the decomposed granite shall be earthtone. River rock, 3 inches or larger, and boulders can be used in the landscaped areas, however, they must be native to the immediate area.

Plant Size. In order to achieve the desired Transitional Landscaping, plant container size shall be as follows:

- A. Trees - 15 gallon or larger
- B. Shrubs - 5 gallon
- C. Groundcover - 1 gallon or seed with native desert seed

Minimum Plant Density. To insure a smooth transition between the Transitional Landscape area and the existing desert, the following plant density schedule should be used as a guide.

Minimum Plant Density Schedule.

- A. Trees: 1 per 400 S.F.
- B. Shrubs: 1 per 40 S.F.
- C. Ground Covers: 50% of all disturbed and/or landscaped areas

Irrigation. Drip irrigation techniques shall be used to establish container plants. A permanent or temporary spray system shall be use to establish all seeded areas.

Desert  
Restoration  
Guidelines:

The Huachuca Foothills vegetation exhibits several horizontal plant growth layers. Plant densities in these layers vary according to type. To achieve a comprehensive desert restoration, all planting shall replicate in character the

existing landscape in both plant materials, plant layers, and plant density. Replacement of the understory element is critical to successful desert restoration.

Plant Materials. Plant materials have been selected that exist on the site in order to replicate the desert layering. Because some Huachuca Foothills plant materials are unavailable commercially or are difficult to transplant, a few selected plants that are good performers, readily available, and compatible with Foothills plant materials have been added to the Desert Restoration Plant Materials Schedule.

**Ornamental  
Landscape  
Guidelines:**

Inside patio walls or under covered entry ways, ornamental plant material may used as long as it complies with the following two restrictions:

1. Plants listed in the Prohibited Plant Materials Schedule may not be used.
2. The height of any plant may not exceed the highest elevation of the home (exclusive of chimneys or other pop-up elevations) or sixteen (16) feet, whichever is lower.

If any owner uses a plant in the patio area that may exceed the height of the home, he does so at his own risk. In the event that the plant can not be maintained below the specific height, upon the request by the AC, the owner will be required to remove the plant. All plants listed on either the Transitional Landscape or Desert Restoration Plant Materials Schedules are exempt from the height limitation.

## Construction Guidelines

The following construction standards have been established to ensure quality development while protecting the natural vegetation. The Wild Horse Homeowners Subassociation and AC shall be responsible for the enforcement of the construction standards. The AC reserves the right and has the discretionary power to enforce any of the previously stated provisions of the Architectural Guidelines of Wild Horse Subdivision by whatever measure it deems appropriate, including fines and/or liens as directed by the Homeowners Subassociation Board of Directors and in accordance to the Wild Horse Subdivision.

### Construction Trailers, Portable Field Office, Etc.

The use of construction trailers, portable field offices, or any other similar temporary structure on the site is strictly prohibited, except upon prior written consent of the AC. No structure of a temporary nature shall be used for living purposes during construction. No prefabricated residences or mobile homes shall be placed on the property.

### **Debris & Trash Removal:**

Owners and builders shall clean up trash and debris on the construction site at the end of each day. Rubbish containers or "dumpsters" shall be required when the construction framing of home is initiated. Trash and debris shall be removed and delivered weekly to a dump site located off the project. Lightweight material, packing, and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site or out of the dumpster. Owners and builders are prohibited from dumping, burying, or burning trash anywhere on the parcel(s). An area within the building site shall be maintained for the temporary accumulation of debris if the mandatory dumpster is not yet on site. Any debris not contained within the site shall be cleaned up immediately. If not, it will be removed at owner's expense by the Wild Horse Homeowners Subassociation. It is preferable not to wash out concrete trucks in Wild Horse Subdivision. If concrete trucks are washed out on individual building sites or lots, one designated cleanout site within the graded building envelope will be permitted. Other concrete or masonry by-products shall be cleaned out in one designated site and removed from site in conjunction with other debris and trash removal guidelines.

**Vehicles &  
Parking Areas:**

Construction crews shall not park on, or otherwise use, other lots, open spaces, washes, or drainageways. All vehicles shall be parked within designated areas so as not to inhibit traffic. No equipment or trucks shall be permitted to operate outside the limits of the building site or construction access designated on the approved construction site plan. Damage to streets, shoulders of streets, adjacent lots or undisturbed open space shall be the responsibility of the lot owner and will be subject to fines and/or liens in accordance with the CC&Rs. Heavy equipment operators and truck drivers should be advised of the consequences of violating provisions of any of the Design or Architectural Guidelines by the lot owner.

Security of each site shall be the sole responsibility of the owner of the site.

**Site  
Utilities:**

1. All existing utilities shall be located and protected at owners' expense prior to the start of construction.
2. If it becomes necessary to use any equipment or machinery for temporary utilities, this equipment shall have appropriate sound control devices so as to minimize objectionable noise.
3. During construction, portable sanitary facilities shall be on site at all times. These facilities shall be cleaned a minimum of once a week.

**Restoration  
or Repair of  
Other Property:**

Damage and scarring to other property included, but not limited to, open space, other lots, roads, driveways, and/or other improvements shall not be permitted. If any such damage occurs, it must be repaired/restored promptly at the expense of the person causing the damage.

**Construction  
Access:**

The only approved construction access during the time a residence, or other structure, or other improvements are being built shall be over the approved driveway for the lot or parcel, unless the AC approves an alternate access point. Areas shall not be cleared or graded until actual construction is to begin.

**Building Envelope  
Fencing:**

The building envelope is the portion of each lot within which all improvements must be built and alterations to the existing landscape may be permitted. The most appropriate building envelope will be determined by

natural features of the lot, views, relationship to adjacent building envelopes and topography, and will adhere to approved grading plans by the AC. The Wild Horse Homeowners Subassociation shall have the right to repair any damage done to the landscape outside the building envelope and charge the owner for said repairs.

A five foot construction area adjacent to any improvements must be allocated prior to determining the building envelope and grading area. Prior to any clearing or grading, the building envelope shall be clearly staked and fenced and said fence shall remain standing through final inspection approval by the AC.

The building envelope fence shall be brought out to the front property line and driveway, and constructed of steel posts and two-strand smooth wire or nylon rope. This is necessary in order to monitor the grading limits and undisturbed open space.

**Construction  
Hours:**

Construction vehicles and/or workers and material deliveries may enter Wild Horse Subdivision no earlier than 7:00 a.m. and depart no later than 6:00 p.m. Monday through Saturday. Work may not be performed on Sunday, or New Year's Day, Memorial Day, Fourth of July, Labor Day, Thanksgiving or Christmas.

**Grading Hours:**

No grading or use of heavy machinery will commence before 7:00 a.m.

# EXHIBIT C

## HEDGE AND SCREENING PLANTS

The following plants are recommended by The University of Arizona Cooperative Extension and local nurseries to satisfy section 1806.2 E. of the Planning and Zoning requirements for 90% sight-obscuring screening. They are evergreen, reach a minimum of 6' height and are adapted for our high desert conditions. Local nurseries are excellent places to learn about the below recommended plants along with others and how they can enhance your property and public appeal.

### SHRUBS

PLANT NAME	HEIGHT	WIDTH	WATER NEEDS	GROWTH RATE	SUN/SHADE	MINIMUM TEMPERATURE	NATIVE
Arbovitae (Thuja species) Give it room to grow.	10'	10'	Mod.-High	Moderate	Full sun to ¾ shade	-40°F	No
Arizona Rosewood (Vauquelinia californica) A good alternative to Oleander. Not poisonous. Grows slowly at first 2-3 years, but faster as it matures. Different plants may grow unevenly and may be trimmed back to maintain uniformity. Tiny white flowers.	8'	8'	Low-Mod.	Slow-Mod. 2-3 yrs.	Full sun to ¾ shade	0°F	No
Desert Hackberry (Celtis pallida) This spiny plant is loved by birds for it's bright orange berries. Inconspicuous flowers.	8'	8'	Low	Slow- moderate	Full sun	10°F	Yes
Evergreen Mock Orange (Pittosporum species) Some have fruit and/or flowers, but the green foliage is the most valued feature.	8'	6'	Moderate	Moderate	Full sun to ¾ shade	5°F	No
Evergreen Sumac (Rhus virens) Excellent for a hedge, hardy and drought tolerant. Supplement watering in the summer. Small white flowers and red berries attract wildlife.	8'	10'	Low	Moderate	Full sun to ¾ shade	10°F	Yes
Indian Fig Prickly Pear (Opuntia ficus-indica) Spineless, fruit and pads edible. Pads planted in ground for new plant.	5'-6'	4'	None	Moderate	Full sun	10°F	No

PLANT NAME	HEIGHT	WIDTH	WATER NEEDS	GROWTH RATE	SUN/SHADE	MINIMUM TEMPERATURE	NATIVE
Juniper (Juniperus) Many different shapes and colors. Benefits wildlife.	Varies	Varies	Low	Moderate	Varies	Varies	Some native types.
Photinia fraseri Heat resistant and resists mildew where other kinds of Photinia are susceptible. Need to control aphids.	10'-15'	10'-15'	Moderate	Mod.-Fast	Full sun to 1/2 shade	5° F	No
Privets (Ligustrum species) Wax-leaf and Japanese Glossy are popular. May cause allergies to some.	Varies	Varies	Moderate	Fast	Full sun to 1/2 shade	10° F	No
Pyracantha species Thorny, small white flowers with red berries through the fall. Bird attractant.	3'-10'	6'	Low	Fast	Full sun	0° F	No
Salt Bushes (Atriplex canescens or nummularia) Excellent wildlife value. Fire retardant. Not a showy green, but silvery with paper-like seeds. Very drought tolerant. Growth rate can increase by supplemental watering.	4'-8'	3'-6'	Low	Moderate	Full sun	10° F	Yes
Silverberry (Elaeagnus pungens var.) Can be kept lower by pruning. Variegated varieties. Fragrant flowers and berries in the fall.	12'	12'	Low	Fast	Full sun	0° F	No
Texas Ranger (Leucophyllum species) There are many different varieties of Leucophyllum available. Flowers range in color from white to lavender to purple and cover plant during warm temperatures and high humidity. Height and leaf color vary. Fuller with pruning.	6'-9'	6'	Low	Moderate	Full sun to 1/2 shade	5°	Yes



# WALL CLIMBERS

PLANT NAME	HEIGHT	WIDTH	WATER NEEDS	GROWTH RATE	SUN/SHADE	MINIMUM TEMPERATURE	NATIVE
Climbing Fig ( <i>Ficus pumila</i> ) Self attaching. Needs a solid wall and will easily cover it. May not thrive in very hot locations.	Wall	Wall	Moderate	Slow-Fast	Partial Sun	15°F	No
English Ivy ( <i>Hedera helix</i> ) Self attaching. Will easily cover a surface.	Wall	Wall	Moderate	Moderate	Partial sun-morning	-20°F	No
<i>Jasminum stephanense</i> Self twining, needs trellis or wall attachments. Pink flowers. Butterfly and hummingbird attracter.	Wall	Wall	Moderate	Fast	Full Sun to partial shade	10°F	No
Star Jasmine ( <i>Trachelospermum jasminoides</i> ) Does best on east or north facing wall. Needs a trellis or wall attachments. One of the most widely used plants in CA and AZ.	Wall	Wall	Moderate	Fast	Partial sun	20°F	No

TREES  
Discuss lower foliage coverage with a nursery. You may want to plant lower growing shrubs at the base of the tree.

PLANT NAME	HEIGHT	WIDTH	WATER NEEDS	GROWTH RATE	SUN/SHADE	MINIMUM TEMPERATURE	NATIVE
Cypress ( <i>Cupressus</i> spp.) Arizona cypress is not being recommended due to the western cedar borer. Italian cypress is not susceptible.	40'	20'	Low	Med.	Varies	Varies	No
Junipers ( <i>Juniperus</i> species) Alligator and Utah are common species.	20'-60'	10'-20'	Low	Slow-Med.	Full sun	-30°F	Yes
Pines ( <i>Pinus</i> spp.) Italian Stone, Aleppo, Japanese Black, Austrian Black and Eiderica are all desert adapted.	30'-80'	10'	Low	Med-Fast	Varies	Varies	No

# LOW WATER USE PLANT LIST

These are some of native and adapted plants which do well at the elevations in Cochise County (3,500 to 6,000 feet). Remember that these plants need regular irrigation while they are being established. Ask about a plant's mature size and characteristics to better plan for its location and spacing relative to buildings, power lines and other plants. \*Plants marked with an asterisk have species native to the Southwest.

## GROUND COVERS/FLOWERS

Common Name	Scientific Name
*Coneflower	<i>Ratibida columnaris</i>
*Coreopsis	<i>Coreopsis</i> spp.
*Blackfoot daisy	<i>Melampodium leucanthum</i>
*Blue flax	<i>Linum Lewisii</i>
*Blue grama grass	<i>Bouteloua gracilis</i>
*Buffalo grass	<i>Buchloe dactyloides</i>
Bush morning glory	<i>Convolvulus cneorum</i>
Crested wheatgrass	<i>Agropyron desertorum</i>
Dwarf rosemary	<i>Rosmarinus officinalis</i>
*Gaillardia	<i>Gaillardia</i> spp.
Gazania	<i>Gazania</i> spp.
Hearts and flowers	<i>Aptenia cordifolia</i>
Meadow fescue grass	<i>Festuca elatior</i>
*Mexican primrose	<i>Oenothera biwandieri</i>
*Paper flower	<i>Psilostrophe tagetina</i>
Penstemon	<i>Penstemon</i> spp.
Tombstone rose	<i>Rosa banksiae</i>
*Trailing indigobush	<i>Dalea Greggii</i>
*Verbena	<i>Verbena</i> spp.

## SHRUBS

*Agave	<i>Agave</i> spp.
*Apache plume	<i>Fallugia paradoxa</i>
*Arizona rosewood	<i>Vauquelinia californica</i>
*Arizona yellowbell	<i>Tecoma stans</i>
*Beargrass	<i>Nolina microcarpa</i>
Cotoneaster	<i>Cotoneaster</i> spp.
Crape myrtle	<i>Lagerstroemia indica</i>
*Creosote bush	<i>Larrea tridentata</i>
Desert butterflybush	<i>Buddleia marrubifolia</i>
*Desert hackberry	<i>Celtis pallida</i>
*Desert spoon/sotol	<i>Dasylirion</i> spp.
*Four-wing saltbush	<i>Atriplex canescens</i>
Purple fountain grass	<i>Pennisetum setaceum</i>
Heavenly bamboo	<i>Nandina domestica</i>
*Manzanita	<i>Arctostaphylos pungens</i>
Mexican bird of paradise	<i>Caesalpinia gilliesii</i>
*Ocotillo	<i>Fouquieria splendens</i>
Photinia	<i>Photinia fraseri</i>
*Red-yucca	<i>Hesperaloe parviflora</i>
*Salvia	<i>Salvia</i> spp.
*Shrubby senna	<i>Cassia Wislizeni</i>
*Sugar sumac	<i>Rhus ovata</i>
*Texas ranger/sage	<i>Leucophyllum frutescens</i>
*Yucca	<i>Yucca</i> spp.

## SMALL PATIO TREES

*Acacia
Chaste tree
Chitaipa
*New Mexican locust
*Texas ebony
Mexican ebony
*Western red bud

## LARGE RESIDENTIAL TREES

*Arizona ash
*Blue spruce
Chinese jujube
Deodar cedar
*Desert willow
Honey locust
*Juniper
*Mesquite
*Emory oak
Holly oak
Japanese black pine
Austrian pine
Aleppo pine
Mondel pine
*Netleaf hackberry
Chinese Pistachio