

MAJESTIC VIEW HOA ARCHITECTURAL GUIDELINES

Without the written permission of the Architectural Review Committee first obtained in accordance with Article IV of the CC&Rs, no person or entity of any nature shall commence or maintain any improvement of any nature upon any of said Lots, including without limitation excavation, site preparation, tree removal, demolition of existing improvements, landscaping, fences, walkways, roadways, driveways, signs, exterior lights, foundations, exterior painting, walls or buildings of any nature (other than repainting in colors substantially similar to the colors originally approved). In no event shall the Architectural Review Committee approve any buildings or improvements, nor shall any buildings or improvements be constructed or maintained upon said Lots, which violate any of the following restrictions. **A fine of \$1000.00** will be assessed to a Lot Owner that starts any work or improvements whatsoever on a Lot at Majestic View without prior written authorization from the Architectural Review Committee.

The following Architectural Guidelines have been established by the Developer/Declarant and the Majestic View Architectural Review Committee. These Guidelines are established in accordance with the recorded Declaration of Covenants, Conditions, and Restriction (CC&Rs) for Majestic View HOA. Majestic View is conceived as a community of residential homes designed with standards to be in harmony with and the enhancement to the rural nature of the native surrounding environment and topography. The intent of these Guidelines is to ensure consistency and maintain property values by the institution of aesthetically sound construction standards that benefits all Lot Owners and residents at Majestic View.

The Architectural Review process for Majestic View and the County review process are intended to proceed concurrently. The Majestic View review process is required in addition to the County review process, and is not in lieu of that process. We appreciate your time and due diligence and look forward to working with you at Majestic View. Please take the time to thoroughly review and be familiar with the Guidelines, and make them available to your contractors and their subcontractors.

GUIDELINES:

1. All exterior construction of any buildings permitted hereunder must be completed within twelve (12) months from commencement thereof and conform to standard accepted construction practices. All materials must be new or approved by the County Building Inspector. All construction shall (i) be according to the rules and regulations governing construction in Coconino County, (ii) be accomplished under a permit issued by Coconino County, (iii) in accordance with FEMA building requirements, if applicable; and (iv) be completed under the latest codes and requirements in effect in Coconino County at the time of construction.
2. All buildings and structures within the Majestic View subdivision shall occur within fifty (50) feet from the front or rear of the house and twenty-five (25) feet from either side and our

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buildings will refer to the setbacks as depicted on the final Plat. For the purpose of this covenant steps and unsupported eaves shall not be considered a part of any building or structure, but decks, patios, and support structures shall be considered a part of a structure or building. Building envelopes must be approved prior to start of construction. Buildings and structures along the north V100 no build zone are not required to have any setbacks to this no build zone on Lots 9-18. On lots 1,6, and 7 homes must be built in the building envelopes mandated on the Final Plat.

3. Site grading and drainage must occur with minimum disruption to the Lot, and without causing conditions that could lead to unitary erosion. Access drives shall be located to preserve and avoid important natural features, such as large or significant plant materials, drainage ways, rock outcroppings, and to minimize disruption of the existing landscape.
- 4.. There may be only one single family residence constructed on a Lot. All structures must be of new construction.
- 5.. The minimum square footage: 1800 square feet. Guest quarters must be attached to the main residence and match in all materials used, exterior colors and style. No detached guest quarters are permitted.
6. The maximum height of the residence is 35' (feet) from the undisturbed ground.
7. Each residence shall have at least a 400 square foot, 2 (two) car garage.
8. Nothing is to be built in the 100' (foot) NORTH BOUNDARY SETBACK on lots 9-18. Fencing must be approved by the Architectural Committee.
9. All dwellings must have standard architectural appearances and NO NON-CONVENTIONAL home may be constructed.
10. The exterior of the main residence shall be of non-combustible limited flame spread material, with the exception of 8" peeled logs. Other construction materials include: masonry, rock, redwood/cedar materials. All siding must be horizontal. All soffits must be enclosed using non-combustible material. Exterior colors must be earth tones (browns, grays, soft greens,). No bright or garish colors may be used which includes no blues, no yellows, no purples, no orange or red colors. Natural wood stains are also permitted.
11. All roofing materials shall be either architectural grade fiberglass shingles, metal, copper metal roofing, concrete tile or clay tile. No rolled, corrugated, composite asphalt or white or reflective roofing is permitted on any structure on the Lot. The minimum roof pitch shall be 5/12. All soffits will be enclosed. All roofing colors shall be earth toned.
12. All exterior decks and side enclosures shall be constructed of non-combustible limited flame spread material, and constructed in accordance with the Uniform Building Code. All patio covers shall be constructed using heavy timber or non-combustible material. No light-weight, lean-to, easily ignited material patio covers are permitted.
13. No galvanized steel, press board, Masonite, T-111 type plywood, sheet siding, corrugated or

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aluminum corrugated panel may be used for exterior construction of any type.

14. Outbuildings may not exceed 20 feet in height.

15. A garage or similar structure may be erected on a lot prior to construction of the primary single-family residence; however, construction of the primary residence must be commenced within one year.

16. All utility services such as electricity, telephone, water lines, gas lines, water storage tanks, or storage tanks of any other nature shall be installed underground in accordance with local county codes at the time of installation, and subject to the requirements of the supplying utility company.

17. Septic systems on all lots shall be installed and maintained in accordance with the standards of the Coconino County Health Department and the Arizona Department of Environmental Quality. Only designed denitrifying alternative septic systems are allowed in the Majestic View Subdivision. They shall be properly landscaped so as to blend with the area.

18. Any fences erected on the property shall be constructed in a manner and fashion consistent with the character of the surrounding area. The fencing shall be installed and maintained in a neat and professional manner using new materials. All fencing shall be constructed of the following materials: galvanized pipe rail, pressure-treated doveled rail, wood rail, vertical wood slat privacy style, stone or masonry walls up to three feet in height, and pressure treated fence posts with field fence. The finished height of any fence shall not exceed six (6) feet if erected within fifty (50) feet of the property line. An exception exists for dog runs inconspicuously near buildings or homes. Perimeter Lot fencing must be consistent with existing perimeter fencing. Chain-link fencing that is visible to any neighboring properties is not permitted. Vertical wood slat privacy fencing shall be installed with metal posts, and the final finished side must face out to neighboring properties and the posts covered with wood slats. NO PLASTIC OR MODULAR FENCING IS PERMITTED ON ANY LOT.

19. None of the Lots shall be subdivided into smaller lots, and no portion of any of said lots or any easement or other interest therein shall be conveyed, leased or otherwise disposed of without the prior written approval of the Declarant. The ownership of two or more adjacent Lots shall, with the written approval of the Declarant, be deemed to constitute a single Lot for the purposes of these restrictions, with one member vote.

20. No lot owner shall have the right to drill a well on its property without the expressed written consent of the Water Improvement District for the Subdivision.

21. All residences must be equipped with smoke detectors and a fire sprinkler system which shall be installed in conformance with NFPA standards as required by the subdivision ordinance of Coconino County. All exterior building construction materials shall be of limited combustibility. All lot owners shall establish and maintain a defensible space around each structure constructed on a lot. All fireplace chimney and outlets from stoves, heating appliances and outside fireboxes must be protected from flying sparks by the use of approved spark arrestors. Outdoor fireplaces and open outdoor firepits are prohibited. All other fire management issues shall be under the control of the Declarant until control is transferred to the Association. All buildings must have two (2) garden hose bibs.

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22. Addresses for all residences will be at least 4" in height and will be in front of and affixed to the structure itself, per fire department specifications. All numbers will be clearly visible from the street, and each number will be on a contrasting background.

23. Any homeowner that has livestock on their property in excess of 60 days per year is required to have a mechanical backflow prevention device consisting of a residential dual check valve (RDC), a reduced-pressure principle assembly (RP), or a pressure vacuum breaker assembly (PVB) installed on their water service line immediately downstream of their water meter. This backflow preventer shall be inspected annually and associated documentation provided to the homeowner's association as evidence of compliance. Installation, maintenance, and the operation of the backflow prevention device is the sole responsibility of the respective homeowner.

24. No outside speakers, amplifiers, or other sound producing equipment shall be permitted to be installed or maintained on any lot. No radio antenna shall be permitted to be installed or maintained on the exterior of any dwelling or structure or other improvements. Ordinary television antennas may be erected provided they do not extend above the roof of the house more than five (5) feet. Satellite dishes are permitted provided they are installed in a location not visibly offensive to neighboring properties and provided they do not exceed eighteen (18) inches in diameter.

25. No roof mounted or wall mounted mechanical equipment will be permitted. Any exterior mechanical equipment required must be ground mounted adjacent to the residence and shielded from view by screen fencing of sufficient height to buffer sound.

26. The glass of window and skylights must not be highly reflective; nor may their frames consist of reflective materials that are left unfinished. This especially applies to aluminum frames, which must be anodized or finished with baked enamel.

27. Lighting Restrictions: Because of the proximity of the property to nearby dark-sky observatory sites, all Owners must strictly adhere to the standards of the Coconino County Lighting Code, together with the following restrictions:

A. All outdoor lighting is to be fully shielded, no matter the output. This means that no outdoor light source is to allow light to shine above the horizontal. Any flood lights or spotlights mounted on buildings must either be located up under eaves such that the eave extends below the lamp or fixture opening on all sides and the lamp is not directly visible from any point off the parcel, or they must be aimed straight down toward the ground. Porch lights can be either fully shielded by design or they can be located above the door and shielded by the building eave as described above for spotlights and floodlights.

B. A maximum of 10,000 lumens (initial output) of installed lighting, per parcel, is permitted. This total applies to all outdoor lighting fixtures, whether or not they will all be on at once or be used at all. All property owners are encouraged to use the minimum lighting required for safety and utility of their property, and to leave lighting turned off when it is not needed.

C. No outdoor lighting is to remain on all night except for a single fully shielded porch light, if desired, at the main entrance for the home and any low output walkway lighting necessary for safety: the total output of any such constantly illuminated lighting must not exceed

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1500 lumens (initial output). If security lighting is desired, lights activated by properly aimed and adjusted motion sensors are suggested.

28. Swimming pools and spas must be located in rear yards and must be shielded from view from the street and neighboring residences. The location of tennis courts, sports courts, or permanent basketball hoops must be approved by the Architectural Review Committee.

MAJESTIC VIEW HOA

PLAN REVIEW APPLICATION

A \$1000.00 fine will be assessed for any improvement whatsoever to a lot at Majestic View started without prior written authorization from the Architectural Review Committee.

For information, please contact Mark Caro Property Management LLC at 323 S. River Run RD., Suite #1, Flagstaff, AZ 86001 (928)773-0690, Fax (928)773-0766

APPLICATIONS will not be considered for review without the following:

1. 100% fully completed application. Please allow up to 40 days to process.
2. Two (2) final **exact** sets of architectural plans, site plans, floor plan, site plot plan, with building envelope and setbacks indicated, landscape design plan & fencing plan, barn and corral plan.
3. Elevations of all four sides. Roof pitches indicated.
4. Final color **samples** of exterior walls and trim. Roofing material and colors.
5. Review Application fee of \$200.00. (Please make check payable to Majestic View HOA).
6. If an architect is required to review your plan this cost will be due and payable from the owner.

Date submitted: _____ Date reviewed: _____

Lot# _____ Owner: _____ Phone(hm): _____ (wk): _____

General Contractor: _____ Phone(s): _____

Owner Mailing Address: _____

City: _____ State: _____ Zip Code: _____

Livable Square Footage: _____ Garage Square Footage: _____ Garage Size: _____

Roofing material: _____ Brand: _____ Color: _____

Siding material: _____ Trim: _____ Fascia: _____

Describe locations (siding): _____ Other siding features: _____

Exterior Paint Colors (trim): _____ (body): _____ (other): _____

Fencing plan submitted (yes): _____ (no): _____ Landscaping plan submitted (yes): _____ (no): _____

Windows (type, color, brand): _____ Decks, patios (yes): _____ (no): _____

Barn information: Square footage _____ . Barn design, siding and roofing materials to match the house structure. Barn corral fencing material _____ . Size & location _____ (include drawing).

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Exterior Lighting information and Fixture locations (CC&Rs 2.03/ "T"): _____

Dog kennel or animal enclosure, size, building materials and location: _____

Other information: _____

REFER TO SECTION #2.01, line item "E." OF THE CC&Rs FOR STRUCTURE AND FENCING SETBACK REQUIREMENTS FOR LOTS 9-18.

ALL BUILDERS ARE EXPECTED TO KEEP THEIR BUILDING AREA CLEAN AND ALL TRASH PROPERLY DISPOSED OF TO PREVENT TRASH FROM BLOWING INTO NEIGHBORING AREAS. THIS WILL BE STRICTLY ENFORCED. PLEASE ALSO REFER TO COCONINO COUNTY FOR CONSTRUCTION DEBRIS CONTAINERS REQUIREMENTS AND RESTRICTIONS. (CC&Rs 2.03)

Refer to Articles #2 & #3 of the CC&Rs regarding Architectural Control and Use Restrictions.

NO CONSTRUCTION WORK OF ANY KIND SHALL BEGIN PRIOR TO THE APPLICANT'S RECEIPT OF THE ARCHITECTURAL COMMITTEE'S FORMAL WRITTEN APPROVAL!!!!

The undersigned applicant, attests that all the information included in this application is correct and agrees that, if approved, no changes will occur during the course of construction without first obtaining formal written approval from the Architectural Review Committee.

AGREED: _____ Date: _____
Applicant's Signature

_____ Date: _____
Applicant's Signature

_____ Date: _____
Builder's Signature

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PLANS APPROVED: [yes] [no] _____ Date: _____
Architectural Review Committee Signature

PLANS APPROVED: [yes] [no] _____ Date: _____
Architectural Review Committee Signature

Comments: _____

Thank you in advance for your complete cooperation, our neighborhood quality and value should benefit from your assistance. The approval or non-approval of your plan by the Majestic View HOA Architectural Review Committee, does not relieve the lot owner or their employee(s) their responsibility to verify property boundaries and all State, County or Federal rules and regulations for permitting, inspections, zoning and ordinance compliance.

Thank you: Architectural Review Committee (ARC), Majestic View HOA