
Owner's Association Information

THE OWNER'S ASSOCIATION for the CLUB at HIDDEN MEADOW RANCH ("Owner's Association") directors are:

President, Alex Dorst (cell: 480-216-9111)

Vice-President, Walther Schulze

Secretary, Stephanie Dorst

Director, Conrad Plomin

Current monthly Owner's Association assessment is \$309 paid monthly.

For a current list of amenities currently available to residents, please contact Lance Bauer, General Manager at Hidden Meadow Ranch (623-512-3203 / lbauer@hiddenmeadow.com).

Click on the below links for the *Covenants, Conditions and Restrictions*:

- [CC&R's](#)
- [CC&R's – First Amendment](#)
- [CC&R's – Second Amendment](#)
- [CC&R's – Third Amendment](#)
- [CC&R's – Amended & Restated Declaration](#)
- [CC&R's – Amended & Restated Declaration \(1st Amendment\)](#)

Following this page are "*THE CLUB at HIDDEN MEADOW RANCH DESIGN GUIDELINES*"

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THE CLUB at HIDDEN MEADOW RANCH DESIGN GUIDELINES

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THE CLUB at HIDDEN MEADOW RANCH DESIGN GUIDELINES

1.0 INTRODUCTION

1.1 Ranch Context

The Club at Hidden Meadow Ranch is a private ranch community comprised of two legal plats, distinctive but functionally and environmentally compatible:

1. "The LODGE PLAT" : Includes, but will not be limited to, the main Ranch House, whole ownership Lodge Cabins, whole ownership Lodge Lots, the Welcome Cabin, the Mercantile, the Equipment Barn, the Outfitter Barn with adjacent barns, corrals, paddocks & pastures, the Meadow Deck & Hot Tub, Meadow Pond, other recreational uses, and ancillary structures for operations and maintenance.
2. "The CLUB PLAT": Includes three distinct residential neighborhoods and adjacent open space and recreational uses all located around a common Meadow Preserve, including the Trout Pond and the adjacent Homestead Cabin.

Residential Neighborhoods:

- Charter Club – Club Lots 32 - 47: one-acre-plus whole ownership custom home lots located north of the Meadow Preserve.
- Club Cabins/Ranch Cabins – Club Lots 1 - 31: one-acre lots for fractional ownership (Club Cabins) or whole ownership (Ranch Cabins) or custom homes located south of the Meadow Preserve.
- Managers' Residences -- Lots 48 - 52: one-acre-plus whole-ownership lots currently being utilized for Ranch employee housing.

The following Design Guidelines pertain to all residential development within The Club at Hidden Meadow Ranch and are supplemental to the "Amended & Restated Covenants, Conditions and Restrictions for The Club at Hidden Meadow Ranch" ("Master Declaration" or "CC&Rs") recorded and on file with the Records of Apache County, Arizona. Non-residential uses and structures within the Common Areas will be developed and/or changed on a case-by-case basis consistent with the general objectives of these Guidelines.

1.2 Goals & Objectives

The intent of these Design Guidelines and the design and review process is to provide a framework for creating the best possible environment for the residential neighborhoods that make up The Club at Hidden Meadow Ranch. The primary goal is to preserve both the character of the existing Ranch architecture as well as the inherent natural beauty of the landscape of which they are a part.

The criteria outlined herein identify a simple palette of design concepts, forms, materials and colors for new construction as well as guidelines for treatment of new and existing landscaping. Preservation of the natural environment while achieving a harmonious relationship with neighboring residences and existing Lodge Plat development is the foremost objective of these guidelines. Site planning and structure design must respect the natural terrain with the minimum possible area disturbed for development of buildings, decks, drives, walkways, utility facilities, etc.

Owners are encouraged to seek professional design assistance in the planning and design of their homes. Professionals familiar with the mountain environment can provide the Owner with a better understanding of the opportunities and constraints presented by the individual lot and surrounding environment. In addition, the professional will be more able to present the required submittals in a form which is adequate for design review procedures, approvals and permits required by the Design Review Committee and applicable government agencies.

Unless a variance is pre-approved in writing, all structures and improvements shall comply with the a) CC&Rs, b) the Design Guidelines outlined herein, c) the then applicable Apache County Building and Zoning Ordinances and d) any other governmental agencies' requirements. Where similar requirements conflict, the more restrictive shall apply.

1.3 Administration & Enforcement

The Design Guidelines are administered and enforced by the Design Review Committee or Agent appointed by Declarant ("DRC") in accordance with the procedures set forth herein and the CC&Rs. The DRC's role is to provide assistance to all homeowners and their chosen design professionals and to ensure that the design and approval process is a smooth and efficient experience.

1.4 Definitions

Building or Structure: Any structure having a roof and used or built for the shelter or enclosure of persons, animals, or property of any kind, including, but not limited to: tents, awnings, pergolas or ramadas, situated on private property and used for purposes of a building.

1. Principal Building: A building or a group of buildings, within which is conducted the principal use of the lot on which the building is situated.
2. Accessory/Ancillary Building: A subordinate building on the same lot with a principal building, the use of which is customarily accessory and incidental to the main use of the principal building. When attached to the principal building, an accessory building shall be considered as part of the main building for purposes of setback and yard regulations. Any living quarters in an attached or detached accessory building may never be rented or offered for rent separately from the main house.
3. Basement: Any livable floor area located below grade to the extent that it does not give the appearance of another floor level. Windows must utilize a below-grade window well located so that the head of the window extends no more than six inches (6") above adjacent finish grade. The emergency egress door shall be a "Bilco" sloped wall basement door or similar.

CC&Rs: Amended & Restated Declaration of Covenants, Conditions and Restrictions for Hidden Meadow Ranch, as amended from time to time, on file in the Records of Apache County.

Common Areas: The areas shown as Tracts "A" through "I" on the Club Plat and Tracts "A" through "E" on the Lodge Plat.

DRC or Committee: The Design Review Committee as provided for under the CC&Rs.

Dwelling Unit: A building or portion thereof, designed as a unit for occupancy by one family for cooking, living, and sleeping purposes.

Employee Housing: Dwelling units used by employees of Hidden Meadow Ranch. Employee Housing includes complete living accommodations, including kitchen facilities.

Final Plats: The Final Plats as amended for The Club at Hidden Meadow Ranch and The Lodge at Hidden Meadow Ranch as approved by and on file with Apache County. Declarant reserves the right to further amend these Plats from time to time.

Floor Area: The floor area of a Dwelling Unit, Ancillary Structure or Garage shall be measured from the outside face of the foundation wall. Floor Area includes the area of all livable floor levels but does not include basements, garages, carports, patios, open-air areas, non-accessible and unfinished "dead" spaces and conditioned areas with sloped ceilings that have clear headroom of less than 4'- 0", all of which may be excluded from the floor area calculations.

Meadow Preserve: The area shown as Tract "C" on the Club Plat.

Owner: Owner of the lot within The Club at Hidden Meadow Ranch for which construction is proposed, or agent for such Owner.

Primary/Main Floor: The floor of the residence containing the primary common living areas, i.e. living room, kitchen, dining room, etc.

Trout Pond: The area shown as Tract "D" on the Club Plat, along with any areas within the adjacent National Forest that when combined with Tract "D" make up the overall Trout Pond environment.

Ranch Water System: Combination of the Club water system and Lodge water system, comprising three or more wells and two water storage tanks but operated as one system.

Single-Family Dwelling: A detached building containing only one (1) dwelling unit.

Structure: Any constructed or erected material or combination of materials the use of which requires location on the ground or attachment thereto, something located on the ground, including, but not limited to: garages, buildings, sheds, storage bins, fences and signs.

Yard: An open space located between any portion of a building and the nearest lot line, or the nearest adjacent building or group of buildings, as the context indicates, unoccupied, and unobstructed from the ground upward, except as otherwise provided herein.

2.0 USE RESTRICTIONS

Use and occupancy restrictions for each Lot shall be as identified herein and as listed in Section 13 of the CC&R's.

2.1 Primary Uses

1. Club Plat
 - a. Except as expressly permitted herein or by the DRC and Board of Directors, none of the lots within the Club Plat may be used or improved for other than private residential purposes. For Club Lots and Charter Lots less than 1.75 acres in size, no more than one (1) single family dwelling including a garage housing a maximum of three (3) motor vehicles shall be erected, placed or maintained on any one lot. Any Lot over 1.75 acres will be considered on an individual basis.
 - b. The primary use of Tract C (Meadow Preserve) shall be open space or for the grazing of horses. The only permitted above-ground improvements are fences, shade structures with at least one open side, and feed and water facilities for horses.
 - c. The primary use of Tract D (Trout Pond) shall be for recreational and social uses related to the trout pond. In addition to the pond itself, Tract D includes the historic Homestead Cabin, the aerator windmill for health of the Trout Pond, and surrounding open space. Additional permitted uses

shall be administration and caretaker facilities for the Owners Association.

- d. The primary use of Tract E (Aspen Grove) and Tract F (Trail) shall be recreational open space including trails for pedestrian and equestrian use, including a wedding venue. The only permanent structures permitted will be small open sided shade canopies over picnic areas and shall be limited to the Aspen Grove, Tract E.
- e. Declarant reserves the right to pursue, develop and maintain creative, alternative-housing solutions on Lots 48 – 52 but only for occupancy by employees of the Declarant, Owners Association, Manager of Owners Association, or the manager of any facility owned by the Owners Association until such time as Declarant sells those lots for permanent residential use.

2. Lodge Plat

- a. Except as expressly permitted herein or by the DRC, none of the lots within the Lodge Plat may be used or improved for other than private residential purposes with no more than two parking spaces each.
- b. The primary use of Tract A shall be vehicular circulation, utilities, underground wastewater treatment, parking, entry feature, underground wastewater drain fields, services uses.
- c. The primary uses on Tract B shall be Ranch House; Welcome Cabin; Mercantile; Equipment Barn; Outfitter Barn with adjacent structures, shelters, corrals, paddocks and pastures; recreational uses including the Meadow Pond, the hot tub and hot tub deck and central lawn; underground wastewater drain fields, and ancillary structures and parking for operations and maintenance including staff housing.
- d. The primary use for Tract C includes underground wastewater drain fields.
- e. The primary uses for Tract D include the Ranch Water System pump house, storage facilities and related uses.

2.2 Ancillary Uses & Structures

The following uses will be permitted on lots within the Club Plat and on Lodge Lot 8 if constructed as structures that comply with the design and construction guidelines specified in this document:

- Dog run and dog house
- Firewood shed
- Generator shed
- Ancillary storage building for small recreational vehicles
- Wooden children's play structures not exceeding 12 feet in height
- Ramada or Pergola
- Hot tub

The following uses will be permitted on lots within the Lodge Plat if constructed as structures that comply with the design and construction guidelines specified in this document and the Design Guidelines:

- Dog run and dog house

2.3 Prohibited Uses or Structures

1. To avoid conflict with pedestrians and equestrian uses and to maintain a peaceful, quiet zone within Hidden Meadow Ranch and adjacent protected National Forest lands designated as wildlife habitat, the use of recreational vehicles such as ATVs, snowmobiles, golf carts and unlicensed motorcycles/scooters is expressly prohibited with the exception of vehicles dedicated to horse operations and/or facilities maintenance. (See Section 13.5 of CC&Rs)
2. Overnight open parking of any vehicle or trailer other than passenger cars or trucks, such as boats, campers, and trailers for recreational vehicles such as ATVs and snowmobiles, is prohibited. The construction of a small ancillary storage building for this purpose is encouraged for those lots in the Club Plat only. The Owners Association for The Club at Hidden Meadow Ranch and the DRC shall designate, if necessary, a separate location for the parking of such vehicles and trailers on a limited basis.
3. Antennas, flagpoles or other similar structures or appurtenances are prohibited except for a single small-dish TV antenna and the Trout Pond flagpole. An unobtrusive cell phone booster antenna may be approved by the DRC upon request with a photo showing where and how it would be installed.
4. Outdoor swimming pools, both below and above ground, are prohibited unless constructed as a community amenity on a Common Area Tract as approved by the Owners Association.

3.0 SITE PLANNING & DEVELOPMENT

3.1 Site Influences

1. Documentation of existing site influences is essential for good site planning. A topographic map prepared by a civil engineer or registered surveyor should serve as the basis for this analysis. The degree of slope, sun orientation, wind, views, drainage, utility and trail easements, existing vegetation and any other site features that will influence the placement of improvements on the property should be shown. The location, height and activity zones (decks, drives, etc.) of contiguous, neighboring houses should also be taken into consideration during the planning process.

3.2 Development Planning

1. Development “envelopes” will be provided by the DRC for each lot for two distinctly different uses:
 - Building Envelope: To define an appropriate area on Club and Lodge Lots within which all structural improvements can take place. However, it is not the intent for the entire building envelope to be covered.
 - Drip Field/Drain Field Envelope (Club Lots and Lodge Lot 8 only): To define appropriate areas for the location of drip fields/drain fields and related equipment as required by the on-site sewage disposal system. Size of the drip field/drain field, both initial and reserve, is dependent on the soils report for the specific area in which the lot is located and the number of bedrooms in the dwelling. Final design must be determined by a registered engineer according to current regulations and approved by the DRC, Arizona Department of Environmental Quality and / or Apache County.
2. The actual siting of the proposed structures and drip fields should respond to the existing influences identified above (terrain, vegetation, sun exposure, views, etc). Privacy and impact on adjacent neighbors should be considered both in the site planning and in the architectural elements of the structure. Any planned development must strive to protect to the maximum extent reasonably possible; any mature specimen trees and trees providing view privacy between lots, while also acknowledging fire protection concerns.

3.3 Grading and Drainage

1. All earthwork, including site clearing, excavation, fill and compaction shall follow the recommendations outlined in geotechnical reports for the area in which the Lot is located.
2. A grading plan is required as a part of plan submittal. This plan shall indicate existing and proposed topography for the entire site at a minimum two-foot (2') interval. Grading shall be limited to that necessary for construction of approved structures, driveways, walkways, utilities, wastewater treatment systems and necessary drainage.
3. All disturbed landscape areas must be finish graded with gentle, smooth slope transitions and revegetated to avoid an unnatural appearance.
4. The time period that excavation or fill soils are open to erosion must be minimized by completing revegetation of disturbed areas within 30 days of final grading. All practical precautions, including

water spraying and straw bale placement, shall be taken to control dust and/or erosion during construction until cut and fill areas are stabilized.

5. For lots on flat or gently sloping terrain, the finished floor elevation for the lowest Primary Floor shall be a minimum of fourteen inches (14") above adjacent grade. Livable areas below the lowest Primary Floor may be permitted on steeper sloping lots, otherwise all livable areas will be at or above the lowest Primary Floor.
6. Driveways on flat or gently sloping terrain shall be a minimum of twelve inches (12") above adjacent natural grade and crowned to drain to adjacent drainage ways. On steeper sloping lots, driveways may be cut into the natural grade if proper roadside drainage is provided.
7. Because of the presence of soils that will expand with moisture, it is extremely important that positive drainage be provided during construction and maintained throughout the life of the proposed development. Infiltration of water into utility or foundation excavations must be prevented during construction. Planters and other surface features that could retain water in areas adjacent to the structures should be avoided.
8. Site drainage, runoff and snowmelt should be carefully considered in the drainage solution so that existing drainage flows are accepted and there is no increase in drainage onto neighboring lots over what existed prior to development. Natural drainage courses must be preserved and existing vegetation (ground cover, shrubs, trees) should be disturbed as little as possible on the site except where the structures are located and where construction process is necessary. The construction area, including access, construction staging and machinery parking areas, should be as limited as possible and temporarily flagged with three-inch (3") marking tape to protect adjacent environs.
9. In areas where non-porous surfaces do not immediately adjoin the structure, protective slopes should be provided with an out-fall of a minimum of five percent (5%) for at least 10 feet (10') from perimeter walls. Backfill against footings, exterior walls, and in utility and sprinkler line trenches should be well compacted and free of all construction debris to minimize the possibility of moisture infiltration.
10. A french drain adjacent to the footing with proper gravel backfill shall be provided along that portion of the structure on the high side of the site's terrain. The purpose is to divert any subterranean drainage away from the foundation and around the house.

3.4 Setbacks

Unless otherwise approved by the DRC and applicable government agencies, all new structures and improvements, as well as alterations to existing structures and improvements, shall comply with the then-applicable Apache County Zoning Ordinance and any other government authority requirements relative to setback lines. In addition:

1. Building Envelope

Unless otherwise specified herein, all proposed development except driveways and utility access trenches shall be constructed within the building envelope identified by the DRC for each lot less than 2.5 acres in size. Lots 2.5 acres or larger will be considered and approved on an individual basis.

2. Ancillary Structures

For lots within the Club Plat and Lodge Lot 8, approved Ancillary Structures should be located on the side of the primary building for lots adjacent to the Meadow Preserve, and side or rear of the primary building for lots adjacent to the National Forest boundary. For all other Lodge Plat lots, approved ancillary structures should be located to the side or rear of the primary building. Existing trees and/or supplemental landscaping shall be utilized to screen the view of these ancillary structures from adjacent properties to the greatest extent reasonable.

3. Drip Field/Drain Field Envelope

Approved individual, on-site sewage treatment systems shall be located to minimize negative impact on the land and existing vegetation. Both initial and reserve drip fields/drain fields, as required, shall be located within the "drip field/drain field" envelope as delineated by the DRC for the individual lots. Initial drip fields/drain fields should be located to minimize removal of existing significant trees. Should any alteration to the drip field/drain field envelope be required to save existing trees, the minimum setbacks from property lines, easements, structures, etc. shall be as listed in the Arizona Department of Environmental Quality's "Aquifer Protection Permit Rules" or as determined by the DRC, whichever is greater. See section 3.12 for description of different system requirements. Exceptions (only on Club Plat lots)

The following improvements are expressly excluded from the building envelope setback restrictions:

- structures below and covered by the ground;
- steps, walks, drives, or walls used as part of entry features that are not over 3 feet (3') in height;
- pergolas and ramadas as approved by DRC;
- landscaping; and
- driveway entry markers.

Note: Certain existing Lodge Plat cabins do not conform to the setbacks required by Apache County but have been granted variances for their existing conditions.

3.5 Driveways, Parking and Walkways

1. Unless otherwise specified herein or approved by the DRC, each lot is allowed one (1) point of access from each road on which it has frontage. Certain Club Cabin and Lodge Cabin lots will be required to share a driveway access with an adjacent lot or lots to minimize the impact of driveway intersections and construction. In these cases, no other driveway access is permitted.
2. New driveways, whether individual or shared, should be located to minimize removal of significant trees. Except for existing Lodge Cabins and unless otherwise specified by the DRC, the centerline of a driveway serving one (1) lot shall be a minimum of 25 feet (25') from the side property line. Driveways should be no wider than 14 feet (14') except for reasonable turning radii at the intersection with the road and forward of the garage. For lots with shared driveway access, the alignment of the drive from its intersection with the road to the development envelopes or point of split will be specified by the DRC.
3. Driveways, including turn-around spurs and uncovered parking areas, are to be compacted, local cinders or gravel with color and source to be specified and approved by the DRC. Asphalt, concrete or similar hard paving material is expressly prohibited except as specified herein.
4. All driveways shall be marked with a 911 addressing number on a natural stone or wood or dark metal support high enough to be seen above winter snow for locating by emergency responders. Alternatively, the 911 addressing number may be on the house or cabin if visible from the roadway.
5. All parking shall be off-street. Each Charter Lot shall have a minimum of two enclosed parking spaces, and all other Club Plat lots shall have at least one (1) enclosed parking space. In addition, each Club Plat residence must provide at least one (1) uncovered parking space on the lot. Each Lodge Plat lot shall have at least one (1) uncovered parking space but no more than two uncovered parking spaces on the Lot, with the exception of Lodge Plat lot 8, which should have at least one (1) enclosed parking space.
6. Subject to approval by the DRC, driveway aprons in front of garages may be constructed with integral-color, broom finish concrete of a color approved by the DRC. The color will be compatible with the adjacent roadway material and surrounding natural environment. No light gray or white concrete will be permitted.

7. Pedestrian walkways may be constructed of compacted cinders, gravel, decomposed granite, stone pavers or colored concrete. Pavers and concrete colors shall be earth tone, compatible with adjacent environment and approved by the DRC.

3.6 Fences

1. In order to preserve the quality and aesthetic appearance of the existing geographic area, all residential property lines shall be kept free and open one to another. No fences shall be permitted on any lot or property line unless exceptional circumstances exist. Any fence permitted by the DRC must be in keeping with the rural environment and be approved by the DRC.
2. The Owners Association and/or Declarant (as defined in the CC&Rs) reserves the right to construct and maintain fencing within and/or around all or any part of a Common Area as deemed necessary or desirable.
3. One dog run of a size and location approved by the DRC is permitted on each lot. Fence enclosure shall be constructed of factory-finish black chain link fencing with matching posts and gates to a maximum height of six feet (6').
4. New fencing for equestrian use areas such as corrals, paddocks, turnouts, etc., shall be rusted metal rails and posts.
5. Any required repairs to the existing galvanized rail and wood post fencing may be done using similar materials.
6. Hot tubs may be fenced with wood or dark metal fencing approved by the DRC.

3.7 Screening

1. Above ground propane tanks (where permitted in Common Areas), sewage disposal equipment, external HVAC units, and any other utility-related elements must be screened from view from surrounding properties and common areas with landscaping, an ancillary structure or fence of a design compatible with and complementary to adjacent buildings.
2. Utility control panels mounted on posts shall be screened to the greatest extent possible with landscaping and shall be painted or stained a dark brown or green color.

3.8 Hitching Posts

Any Owner of a residence developed on a Club Plat lot is encouraged to construct a functional hitching post located within the building envelope. If the lot is adjacent to the trail easement, the hitching post shall be located in reasonable proximity to the common trail. Connection from the

hitching post to the trail must be similar in design and materials to that of the common trail.

The hitching post must be a minimum of six feet long and approximately four feet high. Creativity in design while maintaining functionality is strongly encouraged. The goal is to have these hitching posts become signature elements for the residence as viewed from the trail, with no two being the same.

3.9 Hot Tubs and Spas (Club Plat lots and Lodge Lot 8 only)

Hot tubs and spas shall be screened from neighbors' view to the greatest extent reasonably possible and shall be placed in a location so as not to intrude upon a neighbor's privacy. Hot tubs or spas not located with a secure, lockable enclosure must be provided with a manufacturer-approved safety cover.

3.10 Trash Containment

1. For Club Plat lots and Lodge Lot 8 only, all trash containers shall be stored in the garage or an enclosed structure, secure from wildlife intrusion.
2. For Lodge Plat lots, a wooden trash enclosure of a design and in a location approved by the DRC may be constructed adjacent to the cabin on the driveway side.

3.11 Utilities

1. All utility lines shall be installed underground. Utility sources including electric meter(s) shall be screened from view with landscaping or materials compatible with the primary residence to greatest extent reasonably possible.
2. Trenches shall be located in such a way that tree root damage will be minimized. Protection of major roots during construction is required by wrapping with burlap and keeping moist until back-filled.
3. Propane tanks, if desired, are required to be underground and shall be of a type designed for that use and supplied by a local propane provider. Tank shall be installed per provider and manufacturer specifications according to setback requirements and shall include any other precautions that may be deemed necessary given the soil conditions for the lot on which it is located.
4. Fire hydrants are required adjacent to all residences. Hydrants and the water lines servicing them shall be of a type consistent with those being used throughout the Ranch, specifications of which are available through the DRC.

3.12 Wastewater Treatment Systems

There are three distinctly different methods by which wastewater will be treated within Hidden Meadow Ranch: individual on-site conventional septic systems; individual on-site alternative septic systems; and shared conventional systems.

1. Club Plat lots and Lodge Plat Lot 8 may use a conventional septic tank and leach field system if it is determined appropriate by a licensed engineer based on a soils report and approved by Apache County. If conventional systems are not deemed appropriate, those lots must use an "AdvanTex" system designed by a licensed engineer and approved by Apache County and/or the Arizona Department of Environmental Quality (ADEQ). This system is specified to provide uniformity to the "alternative" systems used on the Ranch, thereby streamlining maintenance and monitoring procedures.
2. Existing Lodge Plat lots 1-7 and 14-18 and Common Area improvements shall utilize either the existing shared septic systems or individual systems.
3. Development on Lodge Plat lots 9-12 and any future development within the Lodge Plat Common Area Tracts must connect to either an approved individual septic system or a future shared treatment system provided by the Association.

4.0 RESIDENTIAL LOT ARCHITECTURAL DEVELOPMENT

4.1 General

An architectural theme of mountain log cabins has been established for Hidden Meadow Ranch reflecting the influence of existing buildings that make up the Lodge Plat. While it is not necessary to duplicate this existing architectural expression, the use of full, hand-peeled logs as the primary material is required for new residences. Natural, rough-finish wood siding and natural stone can be used as secondary materials for the primary structure and on ancillary structures.

The logs may be natural or milled with a round or "D" profile but must have a hand-peeled exterior final finish. Square or rectangular profile logs with dove tail corners may be used if the exterior of the logs has a hand-adzed finish.

4.2 Floor Area Restrictions

1. Club Plat Charter Lots 32-47 and Club Plat Forest Lots 1-16: Dwellings shall have a minimum floor area of **2,500 square feet**. The maximum floor area on these lots shall be **4,500 square feet**. This maximum may be increased to 5,000 square feet if the increased floor area is over the garage.

2. Club Plat Meadow Lots 17-31, Club Plat Lots 48-52 and Lodge Lot 8: Dwellings shall have a minimum floor area of **2,000 square feet**. The maximum floor area on these lots shall be **3,500 square feet**.
3. Lodge Lots 1-7 and 14 -18 (existing Lodge Cabins): Dwellings shall have a maximum floor area of **900 square feet**.
4. Lodge Lots 9 – 13: Dwellings on these lots shall have a minimum floor area of **900 square feet**. The maximum floor area on these lots shall be **1,500 square feet**.
5. In the case of two adjacent lots being owned by the same owner, a house may be built of a maximum floor area of **5,000 square feet** in a building envelope to be determined by the DRC. This maximum may be increased to **5,500 square feet** if the increased floor area is over the garage.
6. The maximum ground floor area for any garage shall be 1000 square feet.

4.3 Foundation and Floor Construction

1. Due to the nature of much of the soils present on the Ranch, the foundation system for all structures shall be designed by a licensed structural engineer respecting the recommendations specified in the geotechnical reports .
2. Slab-on-grade construction is permitted for garage floor and porch or patio construction as long as it is designed and constructed consistent with recommendations specified in a geotechnical report prepared by a licensed engineer.
3. Perimeter foundation stem walls should extend above existing grade to facilitate installation of fill sufficient to keep both ground and roof runoff from over-saturating ground adjacent to the foundation and/or soaking under the structure. Visible concrete stem walls, piers, etc. must be faced with natural stone (exceptions are existing cabins on Lodge Plat lots 1-7 and 14-18).
4. To provide a visually substantial base for the log construction, all exposed, framed cripple walls must be faced with natural stone extending down to grade.
5. Retaining walls shall be designed as an integral part of the overall site design and/or the building massing and shall be constructed of or clad in natural stone.

4.4 Building Mass and Form

1. Buildings must be residential in scale. Exterior volumes should express the nature and organization of interior spaces to provide articulation of walls and roofs. A strong indoor/outdoor relationship is encouraged through use of porches, decks, courtyards, and patios. Such projections must be designed as integral elements of the main residence using compatible forms and materials.
2. Residences on relatively flat lots should appear to be single-story ranch-style homes utilizing dormers to expand livable space in the loft areas.
3. On sloping lots, residences will be allowed increased height of the structure on the downhill side to better respond to the natural topography. Buildings and decks, however, should follow topographic changes through the use of stepped back elevations and floors. Other creative configurations may be considered for construction on lots where, in the opinion of the DRC, the terrain of such lot lends itself to such construction.
4. It is preferred that second level spaces not exceed 60 percent of the ground floor square footage.
5. Homes should have a clear and strong sense of entry. This can be accomplished by central placement of the entry, roof changes, use of covered porches, and/or projecting steps with architectural elements such as columns, handrails, etc.
6. Exterior stairs accessing second level floor areas or decks are not permitted.
7. Garages on Club Plat lots may be attached to the main residence or separated from it with a connecting covered walkway or enclosed "breezeway." Side-entry garages are encouraged where site planning will accommodate.
8. All Ancillary Buildings are to be designed as integral parts or extensions of the Principal Building with regard to scale, massing, architecture, materials, and colors, even if they are physically separated. Full log construction is not required for Ancillary Buildings, but materials should be either log siding, natural stone or a wood siding complementary to the Principal Building.

4.5 Height Restrictions

1. Unless otherwise approved by the DRC, the maximum building height as measured from the Main Floor elevation to the highest ridge line or gable end shall be as follows:
 - Club Charter Lots 32 – 47: 30'-0"
 - Club Lots 1 – 16: 30'-0"

- Club Lots 17-31, 48-52 and Lodge Lot 8: 26'-0"
 - Lodge Lots 1-18 (except 8) with a Main Floor/Loft Configuration: 22'-0"
 - Lodge Lots 9-13 with a Main Floor/Lower Floor Configuration: 26'-0" (measured from the lowest occupied level)
 - Residential Lots Ancillary Structures (Enclosed): 20'-0"
 - Residential Lots Ancillary Structures (Pergolas, Ramadas); 14'-0"
2. On sloping lots, garages may be located below the Main Floor but should have only one floor above to avoid a 2½- or 3-story condition, if possible.
 3. No structure may be raised above natural grade more than what is reasonably necessary to provide positive drainage away from and around its perimeter.
 4. Finish grade at the foundation should be designed to minimize the amount of exposed foundation wall thereby reducing the overall visual height of the structure.
 5. If any dwelling's height conforms to the limits listed herein but exceeds the then applicable Apache County Zoning Code height restrictions, the Owner must apply for and receive a zoning variance accordingly.

4.6 Exterior Materials and Finishes

The exterior walls of any building are not to be surfaced with more than three (3) individually distinct materials excluding glazing. Full log materials should be dominant over the other(s), and all should express logical structural relationship. **Samples of all exterior wall materials must be submitted to the DRC for approval.**

1. Principal Residence

The dominant material for the exterior walls shall be full log construction. Finish shall be natural or stained with a wood color that blends with the natural environment and allows the grain of the wood to show. A wood preservative sealer should be applied to protect exterior and interior wood surfaces from fungus, mildews, ultraviolet fading and water.

Frame walls with rustic wood or half-log siding may be used at garages, gable ends and other select in-fill areas. Siding should be stained and finished to match or complement the log finish.

Accent walls, exposed foundation stem walls or column piers and chimneys shall be faced with natural stone extending down to

grade. The native malpais stone is preferred but other natural stones or natural stone veneers will be considered.

2. Garages

If directly attached to the residence, the garage must appear to be a natural extension of the residence utilizing the same materials, proportions and finishes.

If separated from the residence by a minimum of ten feet (10'), the garage may use frame construction and wood siding as long as it relates to the residence in form, details and finish. Garages should connect to the residence via covered walkway or enclosed breezeway with these elements being used as a transition between the two masses.

3. Ancillary Structures

The design and construction of all residential Ancillary Structures and outbuildings must relate to the residence in materials, details and finish.

4. Colors

Exterior wall and trim colors must be approved by the DRC. Because of the emphasis on natural materials throughout the Ranch, finishes which complement and enhance the material's intrinsic qualities are encouraged. Colors should complement and blend with, rather than contrast with the surrounding natural environment. Colors should generally be recessive, particularly those used for roofs and walls.

A mock-up of a log wall shall be constructed and finished with the final finish and chinking, and reviewed and approved by the DRC prior to applying the finish to the building.

5. Prohibited Materials and Finishes.

On new construction, the use of the following materials and/or finishes as a final finish on exposed exterior surfaces is prohibited:

- Stucco, brick, masonry block (except when clad with natural stone), or other similar masonry materials.
- Composite wood or plywood.
- Painted surfaces except for exposed metal (flashing, vents, etc.) and pre-finished metal roofing materials.

4.7 Roofs

1. Roof Form

Roofs potentially have the greatest impact on the overall image of the Ranch from the road, surrounding neighbors and open or common spaces. Large unbroken expanses of single pitched roofs are prohibited. Contrasting roof heights with gable or hip roof forms and dormers with gable or shed roofs are to be used to break up the scale and massing of the overall roof.

2. Roof Pitch

The predominate roof pitch on main roof areas shall be between 6:12 and 12:12 except for low sloped accent areas such as porches, bay windows and shed dormers where a minimum pitch of 3:12 will be allowed. Since snow will tend to collect on lower pitch roofs (from both snow fall and shifting from adjacent steep slope roofs) they must be engineered accordingly.

Roofs should be designed to minimize the possibility of snow or ice drop over entryways, or in places that may cause damage to structures, people, or vehicles.

3. Roofing Materials

Unless otherwise approved by the DRC, roof material shall be metal with a factory-applied finish coating. Metal roofs will be considered on individual merit with consideration to profile, quality, color and longevity of finish.

4. Roof Colors & Finishes

Roof colors should be selected to be compatible with the surrounding natural landscape, not to stand out. They shall be in a natural tone color range warranted by the manufacturer for not less than twenty (20) years. A sample of the proposed metal roof, including color and a copy of the manufacturer's literature, including warranty, shall be submitted to the DRC for approval. The finish of the roof must be maintained throughout its lifetime.

Roofing for structures on Lodge Plat lots 1-18 shall match the color and style as that used on the existing Lodge Plat cabins.

5. Projections, Gutters & Flashing

All roof projections, gutters and flashing must be compatible in height and material with the structure from which they project and/or be painted to match or blend with the roof color.

4.8 Doors and Windows

1. Large expanses of undivided glass are discouraged for building facades with the exception of special feature windows framing views or at selected doorways where a strong relationship between inside and outside is desired. Large openings should be divided through the use of mullions or groupings of smaller window units. Rectangular and square windows and windowpanes (as opposed to round or trapezoidal) are to be the predominant glazing for consistency with the Ranch architecture. The use of glass blocks on exterior walls is prohibited.
2. Window and door frames should complement the exterior wall. Wood-framed windows and doors are preferred. Exterior cladding should either blend with or create a complementary contrast to the adjacent walls. Metal-framed doors, windows and screens if used, shall be dark anodized or factory-finished baked enamel in a color approved by the DRC. Bare aluminum, white or other colored frames that are in high contrast to the exterior wall material are not permitted.
3. No canvas awnings or other non-permanent exterior window treatments shall be allowed.
4. Glass may be tinted but no level of reflective or mirrored appearance is permitted. Glazing should generally be double-pane or other high-performance energy conservation glass.
5. All exterior doors shall be wood finished except for patio doors that are designed and ordered as a part of the overall window package in which case they may match the exterior window frame finish.
6. Garage doors must be wood-faced with a finish and color to blend with the adjacent exterior walls. The maximum height of any garage or storage building door shall be 8 feet (8').

4.9 Exterior Metals

Any bare exterior metal such as connectors, flashing, vents, flue caps, etc. shall be painted black, dark brown or a color compatible with the exterior finish to which it relates.

4.10 Decks, Patios and Porches

1. As included in the U.S. Forest Service's "Firewise" guidelines, open, low-clearance decks are identified as a potential fire hazard in that embers can blow under the deck and be close enough to the structure to ignite it. In response to this, it is recommended that all decks with less than three (3) feet of clearance between the bottom of the structure and finish grade, shall have a stone skirting from grade to bottom of structure. All new construction shall adhere to this recommendation. Initial rows of stone at grade must incorporate sufficient gaps so that drainage is not trapped behind the skirting.
2. Underpinning for open decks shall be designed by a licensed structural engineer without utilizing cross bracing. Exposed supports shall be rock or rock-encased or heavy timber posts using the following minimal dimensions:
 - 6-inch x 6-inch square or 6-inch diameter for posts up to 4 feet in height
 - 8-inch x 8-inch square or 8-inch diameter for posts up to 8 feet in height
 - 10-inch x 10-inch square or 10-inch diameter for posts over 8 feet in height.

Alternatively, 10-inch minimum diameter, full-round logs may be used as deck supports.

3. Areas under decks shall be maintained in a neat and orderly appearance, shall not be used for storage of any kind, and shall be kept free of combustible materials. For any new construction, exposed foundation walls under decks must be clad in natural stone.
4. It is recognized that snow dropping from roofs may cause dangerous situations. For this reason, roof snow drop onto decks, patios, porches and walkways should be minimized as much as possible by design, especially at stairs and points of access.
5. Decks may be constructed of wood or a DRC-approved composite decking material only. Patios and porches may be stone, wood or integral-color, broom-finish concrete of a color approved by the DRC. The color will be compatible with the surrounding natural environment.
6. Unless otherwise approved by the DRC, deck or porch railings shall be made of wood, dark metal or a DRC-approved composite material and meet all applicable building code requirements.

7. Deck or patio furniture shall be made of wood or dark metal of a color that is harmonious to the exterior wood character of the building.
8. Barbecue grills shall be limited to one per cabin unless otherwise approved by DRC and of a size suitable for single-family use. Grills utilizing portable propane tanks housed in the base of the grill are much preferred. Lidded charcoal and/or wood barbecues are permitted but only if located on a paved patio and may be used subject to Forest Service fire restrictions only. Allowable colors are stainless steel, black, dark brown or dark green.
9. Any modification of an existing residential deck must be approved in advance by the DRC.

4.11 Resource Conservation

Hidden Meadow Ranch encourages the use of appropriate passive energy technologies and high-performance insulation and glazing. The DRC will support the use of additional resource conservation measures in the design of all new homes in ways that are compatible with the intent of these Design Guidelines.

4.12 Solar Applications

Solar applications are encouraged by the DRC. However, they must be integrated into the design of the building and/or its landscape and should not appear as an “add-on” unrelated to the overall design. Roof-mounted solar panels shall be fully integrated into the design and not be visibly apparent from the road, other lots, or adjacent open space without approval of the DRC.

5.0 COMMON AREA ARCHITECTURAL DEVELOPMENT

New Common Area facilities and buildings or modifications to existing facilities and buildings shall be consistent with the existing architecture and materials and will be approved on a case-by-case basis by the DRC.

6.0 LANDSCAPING

6.1 Existing Vegetation

Initial design submission must include a landscape plan that locates and specifies the size and type of all existing trees within 50 feet (50') of any proposed improvement with a trunk diameter over eight inches (8")

measured three feet (3') above grade, and identifies the proposed removal of any of these trees to accommodate the planned development.

6.2 Re-vegetation Guidelines

Final Plans must include a re-vegetation plan. Re-vegetation with indigenous plants is required in all areas disturbed by the construction process. The most destructive impact upon the environment is the disturbance of the existing soil and vegetation during construction. In the mountain environment, the wounds of construction can heal very slowly. To needlessly destroy and then not repair these elements is contrary to the interests of all property Owners. This must be impressed upon all those involved in construction including the architect, contractor and subcontractors.

Those areas disturbed by construction are not only unsightly but are also susceptible to erosion, which further destroys the environment. Indigenous plant materials when properly utilized will minimize the negative effect of construction. Erosion control plans must be submitted for all construction. This plan should address measures to be utilized during construction, measures to be utilized during rainy and/or winter months, and permanent re-stabilization and revegetation.

The following Policy of Re-vegetation and Landscaping is included for reference and guidance:

1. The introduction of species not normally occurring in an area alters the aesthetic and historic quality of that area, and may change ecological relationships among species.
2. The continued existence of native species, and especially of those endemic to special areas, may be threatened by the introduction of non-native species that sometimes prove highly invasive.
3. Abrupt changes in the vegetation type of an area may be detrimental to the ecological balance of an even wider area.
4. Therefore, those who do landscaping and re-vegetation, especially of natural areas in non-urban settings, should use only locally native species in an effort to restore original vegetation or to develop species assemblages consistent with surrounding vegetation.

Typical plant materials which are native to Hidden Meadow Ranch and surrounds can be found in local nurseries. All such materials shall be submitted to the DRC for approval.

6.3 New Landscaping and Outside Decorative Elements (allowed only on Club Plat lots and Lodge Lot 8)

A primary goal for the development of Hidden Meadow Ranch is for the residences to “nestle” into the natural environment. To that end and to conserve the Ranch’s water supply, no significant turf lawns are permitted, and areas of native grasses and wildflowers are encouraged.

1. A limited amount of manicured lawn and decorative landscaping will be permitted directly adjacent to the Principal Building to provide texture, color and seasonal variety in this area as approved in advance by the DRC.
2. Except as provided herein, all new landscaping materials including ground cover, understory and canopy (trees) must be native to the Ranch and approved in advance by the DRC.
3. All areas disturbed by construction must be re-vegetated as specified in Sections 3.3.4 and 5.2 herein.
4. Because HMR is focused on the natural beauty of its environment and to avoid the proliferation of non-natural decorative elements in the landscape, outside art and decoration, except for approved driveway entry markers, is expressly prohibited unless approved in advance by the DRC.
5. Because of their smaller lot sizes and proximity to the central lawn areas in front of the Ranch House, Lodge Plat lots 1-18 (excepting lot 8) are not allowed any new landscaping or exterior decorative elements except as permitted in advance by the DRC. Decorative landscaping may be provided in wooden planters or non-plastic hanging baskets on cabin decks.

6.4 Irrigation

With the exception of Common Area Tract lawns and small areas of manicured lawns and decorative landscaping as allowed by the DRC on Club Plat lots, irrigation should be limited to temporary irrigation to establish areas of native grasses and wildflowers.

6.5 Outdoor Fire Sources

Campfires, fire pits, fire rings and other similar outdoor fire sources are not allowed on individual residential lots, with the exception of a single fire pit on Charter Lot 32 or any other merged lot totaling over two acres, and may only be used subject to Forest Service fire restrictions. Approved masonry fireplaces connected to a flue with spark arrestor are allowed with prior DRC approval.

7.0 RESIDENTIAL LOT LIGHTING

The general intent of any exterior lighting design shall be to protect the dark-sky character of the Ranch

7.1 Permitted Exterior Lighting

Excessive and or improperly designed exterior lighting can be intrusive to neighbors and the serenity of the Ranch evening. Therefore with the exception of intermittent, on demand safety or emergency lighting as approved by the DRC, all permanent exterior lighting shall conform to the following design criteria:

1. Light source shall be concealed or semi-concealed as viewed from adjacent Lots, roadways and common areas.
2. The primary illumination should be diverted downward. A translucent lens shall be used to diffuse any side illumination from the fixture.
3. Exterior lighting shall generally be designed for and equipped with 25-watt equivalent soft white bulbs. Recessed downlights located in the soffit over porch areas may use maximum 40-watt equivalent soft white bulb.
4. "Dusk to dawn" lights are not permitted and motion-sensitive lights may only be used at garage doors when residence is occupied.
5. Grouping of light sources that would result in increasing the illumination that would undermine the intent of this section is expressly prohibited.

The wattages listed herein are for standard incandescent bulbs. Strength of light and color range using other types of bulbs (LEDs, florescent, etc.) shall be equivalent. Exceptions to these design criteria may be made by the DRC for special decorative entry fixtures shielded from view from Common Areas and adjacent lots by roof structure or other architectural elements. All exterior lighting for primary and ancillary buildings must be approved by the DRC prior to installation. Catalog sheets or photographs must be submitted with Final Plans.

7.2 Seasonal Lighting

Decorative, seasonal lighting will be permitted from Thanksgiving through the first week in January.

8.0 ADMINISTRATIVE PROCEDURES

8.1 General

All new structures, alterations, additions, color changes, and site improvements are under the jurisdiction of the DRC and shall be

submitted to it for approval. This also includes exterior hot tubs, patios, decks, steps, retaining walls, parking areas, landscaping, solar panels, swimming pools, etc.

The Owner shall submit Preliminary Plans to the Committee together with the appropriate fee. A letter indicating the general intent of the project must also be submitted at that time and should include the lot number, Owner's name, mailing address and telephone number. Preliminary Plans and stake-out must be approved by the Committee prior to the submission of the Final Plans.

All submittals should be made to Design Review Committee, John Kricensky, Principal; JAK Architecture & Planning; 17 Old Landing Road; Tiburon, CA 94920; Tel: 415.889.4043; Fax: 415.889.4039.

Send copy set to Hidden Meadow Ranch, c/o Greenbrier Southwest Corporation, 10881 N. Scottsdale Road, Suite 203, Scottsdale, Arizona 85254 Tel: 480.778.0798; Fax: 480.778.0799.

All DRC correspondence will be directed to the property Owner with a copy sent to the architect and/or contractor.

8.2 Fees

A check payable to the Owners Association for The Club at Hidden Meadow Ranch shall accompany each submittal. The amount of the fee shall be according to the following schedule:

New Residence Construction	\$1,000
Alteration, additions, color changes or site improvement changes	\$250

These will be the only fees required by the DRC unless the Owner finds it necessary to have plans reviewed and finalized within seven (7) working days; in this event an additional fee of \$500 will be required.

8.3 Plan Review

If adequate information is submitted, preliminary review by the DRC can usually be accomplished within 10 working days of submittal. Lack of required information on the preliminary submittal may result in rejection of the proposal and delay the building schedule.

Due to the many factors which affect design of a structure at The Club at Hidden Meadow Ranch, approval of plans by the DRC may require more than one review. Owners should be aware that revisions may be required to their plans prior to the DRC's acceptance of the plans.

Changes during construction must be submitted to the DRC, and approval must be received prior to making the changes. Action on changes will be expedited by the DRC.

8.4 Variances

Variances to the Design Guidelines will be considered by the DRC upon receipt of a written request from the Owner outlining the specific reasons for the requested variance. A variance granted to one individual shall not be considered as a precedent for other such requests. All design review will be done on an individual basis and takes into consideration the specifics of each site.

8.5 Violations

Any violations of the procedures, standards and restrictions, and any construction activity or preparation not in accordance with plans approved by the DRC, will be referred to the Board of Directors of the Owners Association for The Club at Hidden Meadow Ranch for action if such violations or differences cannot be resolved within the design review process.

In the event that the DRC disapproves plans and specifications, the Owner may appeal the decision to the Board of Directors of the Owners Association for The Club at Hidden Meadow Ranch by filing a petition in writing within 10 days after being notified in writing of the disapproval, stating reasons for the appeal. Said Board, shall have the right and authority to review the matter and may either confirm, modify or reverse the decision of the DRC. The final and conclusive decision shall be subject to the Declarant Review provided for in paragraph 12.8 of the CC&Rs.

8.6 Disclaimer

The failure of the DRC or the Board of Directors of the Owners Association for The Club at Hidden Meadow Ranch to enforce any of the conditions, restrictions, or covenants shall in no way be deemed a waiver of the right to enforce such conditions thereafter. Neither the DRC nor any member thereof shall be responsible for architectural, engineering, or other defects of any nature whatsoever in the plans and specifications or in any structure erected. The DRC is only responsible for checking the plans for their conformance with these Design Guidelines and the Declaration of Covenants, Conditions and Restrictions. The DRC is not responsible for checking the plans for their conformance to building codes and makes no effort to do so.

8.7 Revisions to Procedures

Revisions, changes and addenda to these procedures, restrictions and standards may be issued from time to time.

8.8 Conflict

In the event of a conflict between the Declaration of Covenants, Conditions and Restrictions and the requirements of the DRC, the more restrictive standard shall apply.

9.0 REQUIREMENTS FOR SUBMITTAL OF PLANS

9.1 Concept Plans

Concept Plans may be submitted to the DRC for initial review of general compliance with these Design Guidelines prior to preparation of formal submissions. Concept Plans will generally show floor plan and elevations, where the Principal Building is sited on the lot, building square footage and basic dimensions.

9.2 Preliminary Plans

There shall be three (3) sets of blueline or blackline prints submitted showing the names of the Owner, the designer and the date. If circumstances warrant obtaining a foundation permit prior to having all required Preliminary Plan submittal documents completed, the DRC will approve an alternative two-phase submittal process.

Each Preliminary Plans set shall include the following:

1. **Preliminary Site Plan:** Plan(s) shall be based upon a boundary and topographic map prepared by a registered land surveyor or civil engineer and drawn to a scale appropriate to the area of construction. Two plans at different scales may be necessary to communicate all of the following information clearly.
 - a. The lot number.
 - b. Name, address, license number and signature of registered land surveyor or civil engineer and date of drawing.
 - c. Name and address of Owner.
 - d. Property line description and existing easements.
 - e. Existing and proposed contour lines at 1'-0" intervals adjacent to the structure and of 2'-0" intervals elsewhere.
 - f. Source of survey data and survey reference datum.
 - g. Location and extent of all proposed site improvements including dimensions of all proposed structures, building separations and yard setbacks.
 - h. Building envelope and drip-field envelope as provided by the DRC.
 - i. Location of all existing and proposed utility lines (water, electrical, telephone and gas).
 - j. The direction of views.
 - k. Location of all trees having a trunk measuring eight inches (8") or more DBH (Diameter at Breast Height). This

requirement may be waived for groves of trees outside of area impacted by construction of structures or drip fields.

- l. Such trees which the Owner proposes to remove.
 - m. Location of any other site features such as escarpments or rock outcroppings.
 - n. Site section wherever grade changes are proposed (perpendicular to contour).
 - o. Location and height of proposed retaining walls, if any.
 - p. Location of driveway and parking area with finish grades and materials indicated.
 - q. Locations of patios, decks, walks, landscape walls, etc.
 - r. Locations of improvements on adjacent lots to a distance of 30 feet (30') from property lines.
2. **Preliminary Building Plans:** Plans shall include floor plans, roof plan, sections through the site and structure, and all exterior elevations. These plans may be drawn at a scale of 1/8" = 1'-0" for Preliminary Plans but are required to be drawn at a scale of 1/4" = 1'-0" for all Final Plans. The building plans shall indicate the following:
- a. General construction type.
 - b. Roof slopes and roof material.
 - c. Type of doors, windows and their materials.
 - d. Exterior wall materials.
 - e. Exposed foundation material.
 - f. Chimney material.
 - g. Deck, patio, railing, and stair locations and materials.
 - h. Floor elevations and relationship to natural grade.
 - i. Design and materials of any proposed Ancillary Structure.
3. **Materials & Color Submittal:** A full description of all primary exterior materials and colors shall be provided. This should include but not be limited to logs, siding, exterior metal, windows, chimney, roof, etc. Samples may be requested by the DRC before approval.
4. **Erosion Control Plan:** Such plan shall be submitted as described in section 3.3.4 herein.

9.3 Staking of Proposed Improvements

Concurrent with submission of the Preliminary Plans, the Owner shall have the proposed improvements accurately staked on the lot. The staking shall be done when the site is accessible and reasonably free of snow. The staking shall include the following:

- 1. Four-foot (4') wood or steel stakes at each corner of the building, decks and parking area with connecting string or tape lines between all stakes.
- 2. All lot corners shall be identified with flagged stakes.

3. The main floor elevation of the structure marked on a stake and maintained throughout construction.
4. Trees proposed for removal flagged with colored tape.
5. Datum point identified by red flag.
6. Location of driveway parking and turnaround.
7. Location of utility trenches.
8. Location of wastewater system including primary and reserve drip fields.
9. Location of underground propane tank, if any.
10. Location of Ancillary Structure(s), if any.

9.4 Approval of Preliminary Plans and Staking

The Committee shall notify the Owner in writing of the action taken with the Preliminary Plans and Staking. Approval of Preliminary Plans shall expire after 12 months unless extended by Committee in writing or unless within such period the Owner shall have submitted Final Plans referred to below. Even though the Owner has obtained approval of Preliminary Plans, Owner is required to submit Final Plans (as required below) to the Committee for final approval. No construction, alterations or improvements can take place on the lot without the Owner obtaining approval of the Final Plans.

9.5 Final Plans

After approval of Preliminary Plans and Staking, the Owner shall submit to the Committee three sets of prints of all the Final Plans, schedules, specifications of exterior materials, and instructions. A review time of at least 15 days should be allowed before expecting comments or approval. The Final Plans shall include the following:

1. All drawings listed under Preliminary Plans including grading, foundation and framing plans, and details of all exterior architectural features.
2. Description of all exterior colors including color samples and chips.
3. Re-vegetation plan at a scale of no less than 1/8" to 1'-0". This plan may be a separate landscape plan or may be included on the plot plan. The re-vegetation plan shall include the location, size and species of plants to be planted. Planting specifications and instructions for maintenance shall be included.
4. Location of building materials storage during construction.
5. Location of temporary access to building site by contractors.
6. Disposal area for surplus soil.
7. Instructions that all trees immediately adjacent to the construction site shall be fenced and protected.
8. Instructions that temporary power shall not be nailed to trees.
9. Instructions that trenches shall be located in such a way that trees will not be damaged.
10. Locations and types of exterior light fixtures.
11. Site plan fully dimensioned including driveway, walks, patios, etc..
12. Location of garbage can storage (permanent).

13. Location of trash dumpster and portable toilet (temporary during construction).

9.6 Final Inspection

All construction is subject to a final inspection by the DRC in order to ensure that all such construction is in conformance with the Final Plans.

10.0 PUBLIC AND PRIVATE AGENCY APPROVAL / SERVICES

The following are the public and private agencies from which approvals or services are required in order to construct a home at The Club at Hidden Meadow Ranch:

1. **Design Review:**
John Kricensky, Principal; JAK Architecture & Planning; 17 Old Landing Road; Tiburon, CA 94920; Tel: 415.889.4043; Fax: 415.889.4039.

Send copy set to Hidden Meadow Ranch Design Review Committee; c/o Greenbrier Southwest Corporation; 10881 N. Scottsdale Road, Suite 203; Scottsdale, Arizona 85254; Tel: 480.778.0798; Fax: 480.778.0799.

2. **Plan Review and Building Permit:**
Apache County Building Department: St. Johns, Arizona, 928.337.4364

When the final working drawings and plot plan have been completed, the Owner has received the DRC's approval, and the lot has been staked, the Apache County Building Department will review and approve the plans and require a plan review and building permit fee.

3. **Water Service:**
The Owners Association for The Club at Hidden Meadow Ranch, c/o General Manager, Hidden Meadow Ranch, P.O. Box 300, Greer, AZ 85927 Tel: 928.333.1000 Fax: 928.333.1010

Before the required pipes, fire hydrants and meter are installed by the Owner's contractor, specific approval of construction materials, methods and timing for connection to the Hidden Meadow Ranch Water System must be obtained in writing. Prior to the start of construction, Hidden Meadow Ranch must install the appropriate meter to allow for access to construction water. Installation of the meter and cost of the construction water will be the responsibility of Owner. Questions regarding same should be directed to the General Manager at the above address and telephone number.

4. Wastewater System:

Arizona Department of Environmental Quality (ADEQ)

A registered engineer must prepare an application for "Provisional Verification of General Permit Conformance for an On-site Wastewater Treatment Facility". Prior to submittal to ADEQ, engineer shall consult with Hidden Meadow Ranch General Manager (contact information above) for design criteria for such system. Because maintenance of wastewater systems will be performed by the Owners Association, it is critical that the system design conform to the Owners Association standards.

Should the engineer determine that a conventional septic wastewater system might be adequate, approval of any such system will be by Apache County (see contact information above).

5. Electric Service:

Navopache Electric Cooperative, 928.333.2676

Navopache Electric should be contacted as early as possible so that a meter is available prior to the start of construction.

6. Telephone Service:

Frontier Communications: Show Low, Arizona, 800.921.8101

7. Trash Disposal:

Private contractors, including Waste Management of Pinetop, 877.980.2220 and Blue Hills Environmental Association of Eagar, 877.592.9289

8. Propane:

Underground propane tanks and propane service is provided by private companies, including Sierra Propane, 928.333.5550

9. Variances or Use Permits:

Apache County Planning Commission, St. Johns, Arizona, 928.337.7547

Note: ALL UNDERGROUND SERVICES MUST BE PROVIDED FOR AT THE TIME OF ORIGINAL CONSTRUCTION - INCLUDING POWER, SEWER, WATER, AND PHONE.

IF YOU HAVE FURTHER QUESTIONS REGARDING PROCEDURES OR NEED FURTHER INFORMATION, PLEASE CONTACT:

HIDDEN MEADOW RANCH DESIGN REVIEW COMMITTEE
C/O GREENBRIER SOUTHWEST CORPORATION
TELEPHONE: 480.778.0798 FAX: 480.778.0799
10881 N. SCOTTSDALE ROAD, SUITE 203,
SCOTTSDALE, ARIZONA 85254

11.0 CONTRACTOR CONSTRAINTS

In the preparation of Final Plans and specifications for your home at Hidden Meadow Ranch, you must notify your contractor of the following constraints and get written assurances that the contractor is aware of these constraints and will follow them.

1. The property corners are to be staked and flagged for immediate identification of property boundaries by the contractor throughout the course of construction.
2. Under no circumstances is it permissible to cross the lot line into adjoining home sites for access, storage or any other purpose, unless it is shown on the recorded Final Plat Map for access purposes only. Should such an encroachment onto adjoining property be an absolute necessity, it must be cleared through the Hidden Meadow Ranch DRC and with the property Owner before-the-fact for consent and written approval.
3. The DRC requires a review of the final Staking of the house foundations prior to the start of excavation.
4. All vehicles are required to stay on the roadways. Parking should be on one side of the road to provide fire vehicle access. Vehicles are not to be driven or parked on any other area except as is absolutely necessary within the boundaries of the parcel under construction and only in designated areas and in a manner that minimizes damage to the existing vegetation. When this is necessary, the road edges must be adequately protected from damage. Under no circumstance is it permissible to leave a construction vehicle parked on the site overnight.
5. Debris of all types should be promptly disposed of and properly contained on the lot. Under no circumstance is debris of any type to be placed on burn piles, in community collection bins, or on any other area within Hidden Meadow Ranch. A covered trash container shall be maintained on the lot construction site at all times during construction for use by all construction personnel.
6. Trees in close proximity to the construction zone must be fenced off or banded with planking to protect them from impact from vehicles and equipment.
7. It is imperative that the contractor follow all fire prevention cautions and exercise extreme care in order to eliminate any condition that might contribute to the danger of fire. Smoking is permitted only in vehicles or in cleared or gravel areas and there

are NO exceptions. All smoking materials must be fully extinguished and disposed of properly, not thrown on the ground.

8. Please make all construction personnel aware of the restrictions on pets at Hidden Meadow Ranch. Pets of construction personnel must be on leash at all times within the construction site and or restricted to vehicles. No dogs belonging to construction personnel are allowed to run loose at any time.
9. Strict compliance with the Declaration of Covenants, Conditions and Restrictions, the Design Guidelines, and all governmental rules and regulations will be required at all times.
10. During the time of construction of any improvement, one job identification sign having a maximum face area of eight square feet and of the type usually employed by contractors, subcontractors and tradesmen may be posted on the property.
11. Out of respect for other Ranch residents, noise MUST be controlled to the greatest extent possible. Exterior construction work may not commence prior to 8 AM or continue beyond 5 PM unless pre-approved by the Ranch General Manager. Weekend work periods must be pre-approved by the Ranch General Manager (call 928-333-1000). Radios playing that may be heard outside the house are not allowed.
12. All Club Plat construction traffic must enter the Ranch through the Club entrance. No Club Plat construction traffic is allowed through the Lodge entrance at any time.
13. Given the fact that children, pets and other animals are enjoying the entire Ranch property, the speed limit on internal Ranch roads is 15 mph. Construction workers who ignore this rule may be asked to leave the property.
14. Construction workers must stay on the lot they are working on and may not wander onto other lots or Common Areas.
15. Construction workers must bring their own lunches and properly dispose of them in the on-site trash containers (wildlife, i.e. bears, can be a problem if foodstuffs are left around).
16. Construction workers must use temporary restroom facilities located on the construction site in a discreet location to be approved by the DRC.
17. The Hidden Meadow Ranch marketing team may be touring prospective buyers around the Ranch and the job site during work hours. On-site workers need to be on alert to watch their

language, etc., and keep the job site as clean, safe and organized as possible at all times.

18. No workers or contractors may stay overnight on the property. No trailers may be parked or tents erected on the property other than for office use or construction tool storage, and only in a location pre-approved by the General Manager Hidden Meadow Ranch.
19. Immediately upon completion and Final Inspection, the contractor is responsible for having all construction signs removed and carrying out a final cleanup of the entire job site.

THESE REGULATIONS ARE TO BE POSTED WITH THE BUILDING PERMIT ON THE JOB SITE DURING CONSTRUCTION.