



GRAYHAWK DESIGN GUIDELINES

The Grayhawk Community Association encourages and supports the repair, remodel or enhancement of homes or property within the community. However, any and ALL changes to the exterior of the home or landscape require the review and approval of the Grayhawk Architectural Committee PRIOR to beginning any construction. Please review these Guidelines before beginning any redesign work on any part of the exterior of the home or landscape. Grayhawk Design Guidelines do not supersede City of Scottsdale Building Codes, Zoning Ordinances, City Guidelines or Grayhawk Amended Development Standards as they now exist or may be later modified.

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I. GENERAL

A. Introduction

The Covenants, Conditions and Restrictions for Grayhawk (the “Covenants”) require the Grayhawk Community Association to form an Architectural Committee. The Covenants provide that no improvements are to be constructed or installed in the area subject to the Covenants and these Design Guidelines without the prior written approval of the Architectural Committee.

The Covenants require the Architectural Committee to promulgate architectural design guidelines and standards to use in rendering its decisions. The Architectural Committee has adopted the design guidelines and standards set forth below (the "Guidelines"). The Architectural Committee retains the authority to modify or replace the Guidelines from time to time. Also, please see Appendices herein, which provide supplemental information to the Design Guidelines.

B. Philosophy

In these Guidelines, the Architectural Committee intends to establish a common goal; The common goal is to make and keep Grayhawk an exceptional, vibrant and diverse community, living in harmony with its extraordinary natural setting. In pursuit of this goal, the Guidelines contain specific, limited requirements and prohibitions. Subject to those rules, however, the Guidelines place a premium on maintaining property values through continuity, creativity and diversity.

As the Architectural Committee reviews plans for particular improvements, it will evaluate whether the proposed improvements:

- integrate, and harmonize with, Grayhawk’s natural high-desert setting;
- use and preserve the spectacular views from Grayhawk;
- are compatible with neighboring improvements;
- are highly functional, of high quality and distinctive in appearance;
- promote interaction among Grayhawk residents; and
- exceed standard expectations for warmth, substance and durability.

If the Architectural Committee determines that particular improvements will not adequately satisfy these objectives, it may withhold its approval, even though the plans comply with the specific requirements and prohibitions in the Guidelines.

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II. SPECIFIC DESIGN GUIDELINES AND STANDARDS

The following guidelines shall apply to all new construction and the construction, installation, addition, alteration, repair, change or replacement of any improvement which would alter the exterior appearance of any lot or parcel or the improvement located thereon.

A. Environmental Goals

1. Water use. Underground drip irrigation systems, low flow plumbing, drought tolerant landscaping, covered pools and instant hot water heaters are encouraged.
2. Noise abatement. All exterior mechanical including HVAC equipment and pool equipment should be screened not only from view, but in a manner to screen the sound created by such equipment.
3. Solar. A north/south orientation for each home is encouraged with limited or shaded west facing windows an integral part of the design.
4. Pollen. Plants linked with high pollen production are prohibited. Indigenous trees and shrubs are encouraged.
5. Electrical use. Low voltage lighting is encouraged.
6. Landscaping. Native plants will be preserved and, if necessary, relocated.

B. Colors

1. A list of acceptable home colors for each neighborhood within Grayhawk is available at the Grayhawk Community Association office.
2. Blocks of houses, each of the same color, are prohibited. Variety in the coloring of houses is encouraged. Subject to the Grayhawk Color Palette and Architectural Committee approval, variety of coloring in trim, tiles and other exterior expressions on each individual residence is also encouraged.

C. Landscaping

Goals.

- a. Allow flexibility and individual expression within visible landscape areas while maintaining an appropriate amount of continuity within Grayhawk.
 - b. Reflect environmental sensitivity toward water use, solar exposure, pollen production and the relationship of Grayhawk to the immediate surroundings.
1. Front Yard Design Requirements.
Front yard area is defined as the total area (square footage) of the plantable front yard from the back of sidewalk or curb to the face of the house minus the area allotted for the driveway and other hardscape surfaces. Also refer to Section II.C.4 for Courtyard Design Requirements where applicable.

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Note: When installing or replacing eight or less plants per year from the Recommended Plant List, no submittal or review is required.

- a. Trees. The homeowner shall provide and maintain a minimum of one (1) 36” box tree and one (1) 15 gallon tree per yard from the Recommended Plants List. For lots 100’ wide or wider, two (2) 15 gallon trees from the Recommended Plants List are required in addition to (1) 36” box tree. No substitutions for trees, such as cacti, are permitted without prior approval of the Architectural Committee.

- b. Shrubs. The homeowner shall provide and maintain a minimum of:

- Shrubs (5 gallon) 1 per 100 square feet of front yard

The Architectural Committee will consider a lesser number of 5-gallon shrubs if the quality of the landscape plan is otherwise acceptable to the Architectural Committee.

Design Suggestion: Utilize shrubs to create “foundation” planting adjacent to the home. This provides a transition between the home and the ground plane. Shrubs may also be used to provide a good backdrop for ground cover and accents.

- c. Accents. The homeowner shall provide and maintain a minimum of:

- Accents (5 gallon) 1 per 150 square feet of front yard

Design Suggestion: Accent plants are intended to create points of interest in the front yard. Utilize a limited variety of plants in small groupings or clusters to create a unique focal point in the landscape. Random, scattered, free standing plants are not recommended. Use clusters of accent plants with boulders, berms and trees.

- d. Ground covers. The homeowner shall provide and maintain a minimum of:

Ground covers (1 gallon) 1 per 100 square feet of front yard or as necessary to complement the larger specimens with Architectural Committee approval

Design Suggestion: Plant ground covers in small groups of 3 or more similar plants to create the most desirable design composition. Random, scattered, free standing planting is not recommended. Ground cover is best used as a foreground material to provide color adjacent to walks or entrances.

- e. Decomposed granite: All unpaved and non-turf areas shall be covered with 2” of Desert Gold (or equivalent color) decomposed granite (size of granite may vary) or any similar material approved by the Architectural Committee.

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- f. Live Turf. Home builders or buyers may use turf grass in the front yard subject to the following restrictions:
- Turf area may not exceed 30% of the total front yard landscape area.
 - Turf must be set back a minimum of 5' from the back of the sidewalk.
 - Turf must be a minimum of 10' in width.
 - Turf must be maintained in a neat, weed-free condition at all times.
 - Turf must be irrigated by an automatic underground irrigation system.
 - Turf area must be defined with a concrete or masonry border (4" minimum width).
 - In the Retreat communities, and in order to comply with the City of Scottsdale Environmentally Sensitive Land Ordinance, turf shall be limited to enclosed areas not visible from off-site (with the exception of outdoor recreational facilities, including parks and golf courses).

Synthetic Turf (Adopted: 08/07/07). In the interest of water conservation, the control of pollen and the desire of the Community to reduce landscape maintenance responsibilities, synthetic turf may be substituted for live turf as referenced above. All guidelines pertaining to live turf also apply to synthetic turf with the obvious exception of the irrigation requirements. The following additional guidelines shall apply to the use of synthetic turf:

- The original condition of the synthetic turf product must not be plastic in appearance or artificial in appearance, must be green in color and must be professionally installed. The intent is that the quality and appearance of the product must mimic real grass.
 - Unless the type of synthetic turf proposed has been pre-approved by the Committee, a sample (minimum size: 12" by 12") of the proposed synthetic turf product to be used must be submitted along with the landscape plan.
 - Maintaining the synthetic turf in its original installed condition is required. A maintenance contract, if available, is recommended.
- g. Other. Other materials may be used to create a naturalistic environment including:
- Surface select granite boulders (2' minimum diameter, 4' maximum diameter), placed approximately 1/3 below ground to create a natural appearance.
 - Mounding/grading with a minimum of 4:1 slopes and maximum of 3' in height.
 - Low voltage landscape lighting integrated within the landscape.
- h. For each lot in excess of 10,000 square feet, landscape plans consistent with the conditions of this Section II.C and including at least all of the elements of this Subsection 3 shall be submitted to the Architectural Committee for separate specific

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- review and approval. The Committee will consider natural areas in addition to or as a substitute for the requirements of this Section II.3.
- i. The Committee's submittal requirements include a landscape Compliance Worksheet. See Appendix.
 - j. Visible irrigation equipment such as controllers, valves or other plumbing above ground, shall be painted to match the home or other appropriate color. Screening of the equipment is also encouraged.
2. Rear Yard Design Requirements. Rear yards within Grayhawk single-family areas may be improved in any manner that suits the lifestyle of the owner. The only restriction within rear yards is that plant materials that are not indigenous to the area shall be limited to enclosed yard areas and shall not exceed 20' in height. For any rear yard with a view fence, wherever located, the Architectural Committee reserves the right to comment upon and require changes to the landscape plan or installation. The Committee will concern itself with the view fence remaining unobstructed, matters similar to those expressed in any part of these Guidelines pertaining to golf course lots and a general maintenance of standards established within Grayhawk. Where a rear yard is contiguous to a golf course, a landscape plan for the rear yard shall be submitted for Architectural Committee review and approval. Also refer to Section II.C.3 for Rear Yard Requirements for Golf Course Homes.

The Grayhawk Architectural Committee has established the following minimum requirements for rear yard landscaping (Adopted: 09/10/01):

- a. Landscaping shall collectively consist of shrubs, trees, hedges, grass and other plantings.
- b. The surface area of pools and spas is not included in the landscaped area.
- c. The plantable landscaped area not covered with hardscape or turf must contain no less than one (1) one to five gallon shrub, tree or other planting per one hundred square feet of area.
- d. All areas not consisting of pools, spas or hardscape must be covered by turf and/or decomposed granite.
- e. The Architectural Committee strongly encourages an irrigation system to properly maintain the landscaped areas.
- f. The Architectural Committee strongly recommends the use of at least one tree to promote shading and to be used for screening purposes.

These Rear Yard Design Requirements pertain to any structure or improvement detached from the house, exceeding the height of the solid yard wall, visible from neighboring properties (as defined in the Grayhawk CC&R's), or in a yard with a full or partial view fence. Any such improvements require submittal to the Architectural Committee and the Committee's approval prior to construction.

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General Guidelines.

(Adopted: 11/02/99)

- a. No structure or improvement of any kind, whether referenced by these Design Guidelines or not, may be attached to the yard walls.
- b. Minimum setback from all yard walls is 2' for all structures.
- c. Where applicable, all structures or improvements shall be textured and colored to match or complement the texture, color and character of the house.
- d. Maximum height of any improvement at the 2' setback shall be 18" above the top of the nearest yard wall. Heights greater than 18" above the yard wall are permitted. However, for each additional foot of elevation over 18" above the yard wall, an additional one-foot setback is required. Maximum allowable height under any circumstances is 12' above the existing finished pad.
- e. The quality of design and construction of any structure or improvement shall meet or exceed that of the house.
- f. The massing and scale of any improvement subject to these Design Guidelines shall be consistent with the design and structure of the associated residence, other rear yard improvements and the neighborhood. The design of the improvement shall include architectural features on all elevations visible from neighboring projects.
- g. Floodlights, or any broad-beamed lights which are intended to illuminate a general area for other than temporary security purposes, are prohibited. Security lighting and discreet area lighting is permitted if installed in conformance with Section I. (Lighting) of the approved Design Guidelines, architecturally integrated with the residence, shielded in a manner which casts light only onto a private area and used in a way which absolutely hides the source of the light from view from any surrounding property. Architectural integration means that the lights are part of the design of the house or installed under eaves or in other recesses – not added randomly after construction of the residence is complete or substantially complete. Plan submittal and approval is required of exterior lighting plans.

Specific Guidelines.

- a. Works of art, sculpture or ornamentation are subject to these Design Guidelines including height and setback requirements as stated above. Such works shall not be constructed of reflective materials or illuminated in a manner inconsistent with the Design Guidelines.
- b. Landscaping is covered elsewhere in the Grayhawk Design Guidelines and, except for golf course lots, is not subject to these rear yard guidelines. However, planters, raised pool decks, spas and other hardscape items are. Maximum permitted raised planter height is 2' from existing pad grade. All other features raised above the finished pad of the house shall be elevated no further than to within four feet (4') of the top of the lowest point of the yard wall.

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- c. Sun porches and enclosed patios are permitted with Architectural Committee approval based on careful evaluation of the quality of the design and construction and conformance with Grayhawk Design Guidelines.
- d. Outdoor, free standing fireplaces are allowed subject to the following criteria:
 - Setbacks (2' minimum) are to be measured at the base of the structure (not just to that part extending above the yard wall).
 - Maximum fireplace height is limited to 8', including chimney.
 - Fireplaces which are an integral part of other, larger structures such as cabanas or ramadas may exceed eight feet (8') in height subject to the Architectural Committee's approval.

Appendix A for information regarding solar collectors.

3. Rear Yard Design Requirements for Golf Course Homes. (Adopted: 11/02/99)

These guidelines apply to structures and improvements on all lots along the golf courses. They are in addition to other Rear Yard Design Guidelines, and golf course lots are not necessarily subject to the same limitations which may apply to other rear yards. Submittals are required for all structures and improvements proposed for rear yards which abut the golf course. The Grayhawk Architectural Committee offers the following recommendations for landscape and architectural features which have exposure to any of the Grayhawk Golf Courses:

- a. Landscape. The Architectural Committee will strictly enforce the City of Scottsdale's prohibition of non-native plants which will exceed a mature height of 20' in Environmentally Sensitive Lands Ordinance areas. All Grayhawk golf courses and their contiguous lots are in the ESLO area.
- b. Lights. Floodlights are prohibited. Security lighting and discreet area lighting is permitted if installed in conformance with Section G. (Lighting) of the approved Design Guidelines, architecturally integrated with the residence, shielded in a manner which casts light only onto a private area and used in a way which absolutely hides the source of the light from view from any surrounding property. Architectural integration means that the lights are part of the design of the house or installed under eaves or in other recesses – not added randomly after construction of the residence is complete or substantially complete. Plan submittal and approval is required of exterior lighting plans.
- c. Fireplaces. Fireplaces and fire pits should be designed with sincere regard to the adjacent property relationship. The material, texture and colors should match the residence. Generally, the greater the setback from yard walls, the higher the acceptable chimney can be. If the fireplace is integrated with the yard wall, the Architectural Committee recommends that the chimney not exceed 2' over the wall height.

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- d. Spas. Spas are subject to the Design Guidelines set forth in Section Q. (Pools) of the approved Design Guidelines. In addition, spas should be designed with the privacy of the occupants in mind and, if it is necessary to construct the spa above grade, the water surface elevation should not be greater than 3' above natural grade.
- e. Ornamentation, Art or Sculpture. If ornamentation, artwork or sculpture is being considered which will be visible in whole or in part from any neighboring property, please submit the concept for review and approval by the Architectural Committee. Private settings for art, visible only by the owners of the lot upon which it is located, is encouraged. Any semi-public art or art visible by anyone other than the owners of the lot upon which it is located will be considered by the Architectural Committee on a lot by lot basis.
- f. Yard Wall Finish. The interior of yard walls shall be stuccoed and painted with the stucco finish to match the house and the paint color to be compatible with the house.
- g. Other Conditions. Also, please note Sections J. (Fences & Walls), N. (Sports & Play Equipment), S. (Awnings & Canopies), V. (Patios & Gazebos) and Section II.C.3 (Special Considerations for Lots Contiguous to Golf Courses) of the Grayhawk Design Guidelines. Each of these sections may contain information relevant to rear yard improvements.

4. Courtyard Design Requirements. (Adopted: 05/06/00)

The purpose of the Design Guidelines for Courtyards is to promote a certain level of freedom of expression within the courtyards, promote neighborly consideration and ensure consistent architecture and quality which, in turn, will preserve property values and community image.

Walls or other structures that create a courtyard, and any structure or improvement within the courtyard that exceeds the height of the courtyard wall or that are visible from neighboring properties (as defined in the Grayhawk CC&R's), sidewalks or streets require submittal to the Architectural Committee and the Committee's approval prior to construction. Any structures or improvements within the courtyard which are not visible from neighboring properties, sidewalks or streets need not be submitted for approval.

Specific Guidelines

- a. For the purpose of these Design Guidelines for Courtyards, courtyards are defined by the following characteristics:
 - Creates a small yard in proportion to the front yard.
 - Is adjacent to the house.
 - Is enclosed on at least two sides.
 - Need not have a gate, but must have a distinct entry or gateway.
 - Shall be enclosed by a wall which may vary in height, or have view panels, but must be predominantly a minimum of 5' in height.

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- b. Entryways which are fully enclosed, including a gate, are also considered to be courtyards and are subject to these Design Guidelines for Courtyards.
 - c. Where applicable, all structures or improvements shall be textured and colored to match or complement the texture, color and character of the house. Fixtures must match or complement the fixtures on the house.
 - d. The quality of design and construction of any structure or improvement shall meet or exceed that of the house.
 - e. The massing, scale and architectural style of any improvement subject to these Design Guidelines for Courtyards shall be consistent with the design and structure of the associated residence.
 - f. Floodlights or any broad-beamed lights intended to illuminate a general area for other than temporary security purposes are prohibited. Security lighting and discreet area lighting is permitted if installed in conformance with Section G. (Lighting) of the approved Grayhawk Design Guidelines, architecturally integrated with the residence, shielded in a manner which casts light only onto a private area and is used in a way which absolutely hides the source of the light from view from any surrounding property. Architectural integration means that the lights are part of the design of the house or installed under eaves or in other recesses – not added randomly after construction of the residence is complete or substantially complete. Plan submittal and approval of exterior lighting plans is required.
 - g. If ornamentation, artwork or sculpture is being considered which will be visible in whole or in part from any neighboring property, please submit the concept for review and approval by the Architectural Committee. Private settings for art, visible only by the owners of the lot upon which it is located, are encouraged. Any semi-public art or art visible by anyone other than the owners of the lot upon which it is located will be considered by the Architectural Committee on a lot by lot basis.
 - h. Landscaping is covered elsewhere in the Design Guidelines and, except for the following, is not subject to these Design Guidelines for Courtyards:
 - The courtyard area is not included in the front yard area calculations or requirements used to determine landscape compliance.
 - Palm trees are not permitted.
 - i. Notwithstanding any conditions of the Design Guidelines to the contrary, water fountains in courtyards, even if visible from neighboring property, are permitted. If visible from neighboring property, submittal to the Architectural Committee for approval is required. Furthermore, fountains may be submitted and considered for approval even if they are in the front yard and not within a courtyard if they are no closer to the front or side property line than an elevation or façade of the house or garage.
5. Landscape materials.
The Architectural Committee has not developed a closed list of landscape materials for use in Grayhawk. In order to allow a reasonable freedom of expression, lists of Recommended Plants and Prohibited Landscape Materials have been developed.

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Subject to the approval of the Architectural Committee, other materials may be used in addition to those that appear on the Recommended Plant List. However, the Architectural Committee encourages homeowners to use materials that meet the objectives of the community and the City's Environmentally Sensitive Lands (ESL) Ordinance.

The Retreat portion of Grayhawk falls within the City's Environmentally Sensitive Lands District. As such, the front yard landscape should be designed with a palette that is predominantly indigenous. Plants appropriate for this application are indicated with an asterisk (*) on the following list of landscape materials. In no case shall non-native plants which exceed a mature height of 20' be allowed within the Retreat portion of Grayhawk. Turf shall be limited to enclosed areas not visible from off-site (with the exception of outdoor recreational facilities, including parks and golf courses).

D. Recommended Plant List

The Architectural Committee recommends the use of plants that meet the goals and objectives of the City's ESL Ordinance, as well as the Arizona Municipal Water Users Association including:

TREES:

	COMMON NAME	BOTANICAL NAME
*	Whitethorn Acacia	Acacia constricta
*	Catclaw Acacia	Acacia greggi
	Acacia Tree	Acacia Species
	Cascalote Tree	Caesalpinia cacalaco
*	Palo Verde	Cercidium Species
*	Desert Willow	Chilopsis linearis
	Chitalpa Tree	Chitalpa tashkentensis
	Sissoo Tree	Dalbergia sissoo
	Desert Fern	Lysoloma thornberi
*	Ironwood	Olneya tesota
	Texas Ebony	Pithecellobium flexicaule
*	Mesquite	Prosopis Species
*	Sugar Sumac	Rhus ovata
	TX Mountain Laurel	Sophora secundiflora
	Tipu Tree	Tipuana tipu

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SHRUBS:

	COMMON NAME	BOTANICAL NAME
*	Canyon Ragweed	Ambrosia ambrosioides
	Mexican Flame	Anisacanthus quadrifidus
*	Desert Milkweed	Asclepias subulata
*	Saltbush	Atriplex Species
	Bougainvillea	Bougainvillea Species
	Woolly Butterfly Bush	Buddleia marrubifolia
	Bird of Paradise	Caesalpinia Species
*	Fairy Duster	Calliandra Species
	Lemon Bottlebrush	Callistemon citrinus
*	Cassia	Cassia Species
	Damianita	Chrysactinia mexicana
	Little Leaf Cordia	Cordia parvifolia
	Dalea	Dalea Species
*	Hop Bush	Dodonea viscosa
*	Brittlebush	Encelia farinosa
*	Mormon Tea	Ephedra Species
	Emu / Valentine Bush	Eremophila maculata
*	Turpentine Bush	Ericameria laricifolia
*	Bursage	Franseria deltoidea
*	Chuparosa	Justicia californica
	Mexican Honeysuckle	Justicia spicigera
*	Creosote	Larrea tridentata
	Texas Sage	Luecophyllum Species
	Heavenly Bamboo	Nandina domestica
	Ruellia	Ruellia Species
	Sage	Salvia Species
*	Jojoba	Simmondsia chinensis
	Mt. Lemon Marigold	Tagetes lemmonii
	Arizona Yellow Bells	Tecoma stans
*	Arizona Rosewood	Vauquelinea Species

GROUND COVERS:

	COMMON NAME	BOTANICAL NAME
*	Sand Verbena	Abronia villosa
	Kangaroo Paw	Anigozanthos Species
*	Desert Marigold	Baileya multiradiata

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	Bush Morning Glory	Convolvulus cneorum
	Dalea	Dalea Species
	Emu Bush	Eremophila Species
*	Turpentine Bush	Ericameria laricifolia
*	California Poppy	Eschscholzia californica
*	Mexican Gold Poppy	Eschscholzia mexicana
	Euphorbia	Euphorbia biglandulosa
	Angelita Daisy	Hymenoxys acaulis
	Desert-lavender	Hyptis emoryi
	Lantana	Lantana Species
*	Lupine	Lupinus densiflorus
*	Blackfoot Daisy	Melampodium leucanthum
	Deer Grass Varieties	Muhlenbergia species
	Primrose	Oenothera Species
	Penstemon Varieties	Penstemon Species
	Katie Ruellia	Ruellia Species
	Salvia / Sage Varieties	Salvia Species
	Green Santolina	Santolina virens
	Globe Mallow	Sphaeralcea Species
	Verbena	Verbena Species
	Yellow Dot	Wedelia trilobata
	California Trumpet	Zauschneria californica
	Hummingbird Flower	Zauschneria Species
	Rain Lily	Zephyranthes Species

ACCENT PLANTS:

	COMMON NAME	BOTANICAL NAME
*	Agave	Agave Species
	Aloe	Aloe Species
*	Desert Milkweed	Asclepias subulata
*	Saguaro Cactus	Carnegia gigantea
*	Desert Spoon	Dasyilirion wheeleri
*	Barrel Cactus	Echinocactus/Ferocactus Species
*	Hedgehog Cactus	Echinocereus
*	Ocotillo	Fouquiera splendens
	Giant Hesperaloe	Hesperaloe funifera
	Red Yucca	Hesperaloe parviflora
*	Prickly Pear	Opuntia Species
*	Penstemon	Penstemon Species

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	Elephant Food	Portulacaria afra
*	Banana Yucca	Yucca baccata
*	Soaptree Yucca	Yucca elata

*Plants appropriate for use within visible areas of the Retreat communities.

Other landscape materials may be appropriate for use in Grayhawk and will be subject to the approval of the Architectural Committee.

E. Prohibited Landscape Materials List

In order to meet the stated goals herein, the following materials are prohibited from use within Grayhawk:

- Palm trees (within the front yard: all are prohibited)
- Palm trees (within the rear yard: those which reach a mature height greater than 6')
- All Pine Species
- Cypress (within the front yard: all are prohibited)
- Cypress (within the rear yard: those which reach a mature height greater than 6')
- Junipers (within the front yard: all are prohibited)
- Olive trees
- Oleanders (dwarf varieties are acceptable)
- Fountain Grass
- Desert Broom
- Citrus (within the front yard: all are prohibited)
- Eucalyptus Species
- Common Bermuda Grass
- Mexican Palo Verde
- Bottle trees
- Silk Oak trees
- Mulberry trees
- Cottonwood trees
- Bamboo (within the rear yard: those which can be maintained at height not to exceed the height of the wall).

Other Prohibited Materials:

- Polyethylene film under desert landscaped areas
- Steel, scalloped concrete or wooden headers or borders
- Colored rock other than decomposed granites acceptable to the Architectural Committee
- River run rock

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F. Grading

1. Smooth slope transitions are encouraged where grading is necessary.
2. Unless a larger area has been graded pursuant to approved plans by a developer or production homebuilder, all grading shall be contained inside the property line with no overlaps.
3. If retaining walls are necessary, the walls should be of a material and color to match the contiguous or connected building.

G. Building Form, Siting and Massing

1. Varied side yard widths are encouraged.
2. The same or similar building elevations located next to each other or presented in a monotonous or repetitive fashion are prohibited.
3. Offsets in horizontal and vertical elevations of building facades are encouraged.

H. Building Heights

(See Section II.C.2, Design Guidelines for Rear Yards and Section III, Guidelines for Home Additions & Alterations).

1. The Architectural Committee may prohibit any structure appearing excessive in height when viewed from the street or surrounding property.
2. Variety in building heights is encouraged.
3. The Architectural Committee may prohibit the use of too many buildings of two-story height or the same elevations in the same area.

I. Lighting

1. Replacement Exterior Wall Lights (Revised: 01/17/12). Replacement exterior wall lights must match existing lights or pre-approved replacement lights closely in size, color, quality of construction, light intensity, style and design. Any new light fixture must shield the source of light from view. Replacement light fixtures are not required to be identical to the existing or pre-approved replacement fixtures. Minimum size of any replacement light fixture is 18 inches in height unless otherwise approved by the Architectural Committee.
2. Mercury vapor lights are prohibited.
3. Landscape lighting and path lighting shall be minimal and used primarily for safety reasons.
4. All lighting should be architecturally integrated to structures. Security lighting including motion activated floodlights shall at a minimum be located beneath eave overhangs.
5. The number of exterior lighting fixtures shall be limited.
6. No colored bulbs are permitted.
7. Security lights including motion activated floodlights are to be used for emergency purposes only.

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8. All lighting should be installed so as to be aimed not to intrude on surrounding property.
9. Exterior lights shall be mounted a maximum of 12 feet high on building surfaces and with the light source shielded from view from surrounding property.
10. In the Retreat at Grayhawk, or in any other area within Grayhawk with private roads and no City streetlights (except at intersections), each residence shall have two lights if constructed with a two-car garage facing the street, and three lights if constructed with a three-car garage facing the street, such lights to be mounted at the entry side of the garage(s) and otherwise conforming with the recorded Covenants and these Design Guidelines. These lights shall be operated by a photo cell or photo sensor and wired to the meter of the residence they are mounted on. They shall be illuminated from sundown to sunup and serve to supplement the street lighting system during those hours. The light fixtures shall be of a style approved by the Architectural Committee.

J. Property Line and Other Fences and Walls (See Section II.C.2, Design Guidelines for Rear Yards)

1. Any revision to existing property line fences and walls require the PRIOR approval of the Architectural Committee.
2. Site or lot walls may be smooth stucco, decorative masonry or stone and, unless specifically approved by the Architectural Committee in advance, must be a minimum of 8" wide.
3. Fences within enclosed walls may be steel, aluminum, wood picket or lattice.
4. Finishes must continue down to grade.
5. Site walls shall not exceed 8' in height.
6. Lot line walls where permitted in the front yard shall not exceed 1' in height.

K. Roofs (See APPENDIX A, Solar Panel Resolution and Policy)

1. Any revision to existing roofs require the PRIOR approval of the Architectural Committee.
2. Replacement roof materials must be of a same or better quality than the existing materials. Permitted roofing materials consist of clay tile, concrete tile or Bermuda concrete in blended or muted colors on any roofs visible from the street or surrounding properties. Metal or wood shingles are also permitted subject to Architectural Committee approval.
3. Solid Red and orange tiles without flashed highlights shall be avoided.
4. Prohibited roofing materials consist of glazed concrete or glazed clay tiles.
5. Variety in color of roofing material is encouraged. Monotony is discouraged.
6. Skylights should be flat or low-domed and all of the same color with flashings matching the roof color.
7. No roof mounted mechanical is permissible if visible from the street or surrounding property.
8. All roof accessories should be painted to match the roof color.

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9. Within neighborhoods, roofs should have common pitches.
10. Minimum overhangs of 18" are encouraged, and soffits shall be finished in wood or stucco.
11. Principal roof tiles shall be symmetrical gables or hipped with pitches between 3:12 and 8:12.
12. Flat roofs are allowed and shall include a minimum 24" height parapet.
13. Mansard roofs are prohibited.
14. Exterior chimneys may be stucco, decorative masonry or stone to match exterior finishes of the residence.
15. Scuppers integral to the building design are acceptable.

L. Doors and Windows

1. Any revision to existing doors or windows require the PRIOR approval of the Architectural Committee.
2. Garage doors should be recessed a minimum of 12".
3. All doors and windows shall be recessed and not mounted flush with the exterior wall.
4. Mirrored or reflective glass is prohibited.
5. Entry heights should be limited to 12' for porches or portals.
6. No exposed metal including wrought iron is permitted on doors or windows with the exception of security doors (not windows) as approved by the Architectural Committee (see 10 below).
7. West facing windows should be limited or shaded as necessary for maximum solar protection.
8. Front doors should make an entry statement of quality, substance and durability.
9. Garage doors should be a minimum of 9'0" wide.
10. Colors of doors and windows are encouraged to be differentiated from but complementary to the principal house color.
11. Security gates or doors shall be permitted only with the prior approval of the Architectural Committee. Such gates or doors shall be modest in ornamentation, colored to be compatible with the residence and may use design cues from other Grayhawk elements such as view fences. Gated or barred windows, other than windows directly incorporated with doors, are not permitted.
12. Shade screens on windows shall be colored to be compatible with the house.

M. Exterior Building Walls

1. Any revision to existing exterior building walls require the PRIOR approval of the Architectural Committee.
2. Exterior wall material should be limited to smooth stucco, plaster or simulations, masonry or stone. Wood is not durable in desert conditions and is not permitted as a primary exterior wall material.
3. Accent materials are acceptable but subject to Architectural Committee approval.

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4. Colors of all exterior walls are subject to Architectural Committee approval and the approved color palette for Grayhawk. See Grayhawk Community Association manager for approved paint color reference.
5. Heavily textured stucco is unacceptable.
6. Variation and offset within two-story walls facing streets is encouraged.
7. No more than three materials shall be combined on any elevation.
8. All elevations are encouraged to include design features that articulate smaller scale elements and provide visual interest.

N. Sports or Play Equipment

(See Section II.C.2, Design Guidelines for Rear Yards)

1. Basketball goals or backboards are permitted even in front yards or driveways if not mounted directly to the house. However, no swing sets or other play structures shall be placed or constructed on any lot without the prior written approval of the Architectural Committee (including, without limitation, approval as to appearance and location). Basketball goals shall be located on the inside of the driveway in an area close to the house and colored to match the house. Backboards shall be clear glass or colored to match the house.
2. Driveways shall remain as provided during the original construction for access to garages only and shall not be expanded to accommodate sports or play equipment.
3. Sports and play equipment shall not be permitted in the front yard of any attached or multiple family dwellings.
4. Swing sets and play structures (subject to approval as noted above):
 - a. Height. Maximum total height is 12'. No part of any structure shall exceed 12' in height. Raised decks or platforms shall not exceed 6' above ground.
 - b. Color. The color shall be compatible with the color of the house.
 - c. Location. All structures shall be a minimum of 15' from yard walls. The Architectural Committee may approve variances based on specific circumstances. However, application and approval is required.
 - d. Maintenance. All structures shall be maintained so as to present a neat and clean appearance.
 - e. Screening of such structures with appropriate landscaping and thorough consideration for all neighbors is strongly encouraged.
 - f. These Design Guidelines apply to residential rear yards only and do not apply to Community Parks, Pocket Parks or any locations other than residential rear yards.
 - g. Lighting of sports or play equipment will not be approved unless it can be deemed to not create a nuisance to neighboring properties.
5. Trampolines (Revised: 06/13/03). Trampolines are a type of sports or play equipment permitted in rear yards. For any portion of the trampoline visible from neighboring properties, the color and quality of the materials shall be compatible with those of the residence. Where possible, the location of the trampoline should take advantage of

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available landscape screening or other form of screening and where such existing screening is not available, the Committee may recommend landscape screening. The Committee strongly recommends a setback of 15 feet from side or rear yard walls.

Submittals to the Architectural Committee are required for such an improvement as a trampoline. The submittal should consist of, at a minimum, a site plan showing location and distance from yard walls or property lines, plus either a narrative or plan addressing screening and materials to be used.

O. Ornamentation

(See Section II.C.2, Design Guidelines for Rear Yards and See Section II.C.4, Design Guidelines for Courtyards)

1. Driftwood, wagons, skulls, wagon wheels, sculpture, water fountains, etc. are prohibited in front yards.
2. Design and colors on walkways and driveways other than normal concrete surfacing shall be specifically approved by the Architectural Committee in advance of construction.

P. Pools

(See Section II.C.2, Design Guidelines for Rear Yards)

1. Any addition of or revision to existing pools require the PRIOR approval of the Architectural Committee.
2. Swimming pools must be screened and conform to City regulations.
3. Pool decks should be no closer than 3' from property walls with landscaping between the decks and walls.
4. All pool equipment should be screened from view from streets and/or adjoining properties. Pool equipment screening should also be designed to mitigate noise.
5. Slides and diving boards or other accessories in public view are prohibited.
6. No draining of pools onto adjacent property, washes or open space is permitted.

Q. Garages and Driveways

1. Garages shall be designed and used as automobile storage and not be converted into living space without prior Architectural Committee approval and then only if it was offered as a feature of the original construction of the house.
2. Driveways shall not be expanded from their original size to accommodate additional outdoor parking.
3. The entrance driveway shall be a minimum 12' wide.

R. Signage

1. Address identification consistent with the theming for Grayhawk is required.
2. No signage detached from the house is permitted.

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3. All signage is to be approved by the Architectural Committee.

S. Awnings and Canopies

(See Section II.C.2, Design Guidelines for Rear Yards and See Section II.C.4, Design Guidelines for Courtyards)

1. Awnings are encouraged and should have a minimum five-year guarantee. They should be a complementary color to the exterior. Bright and contrasting colors are not allowed. Discoloration or disrepair will necessitate prompt replacement.
2. All patterns and colors shall be approved by the Architectural Committee.
3. Simple, un-scalloped valances are required.

T. Flagpoles

The Grayhawk Design Guidelines do not supersede the Federal Flag Code as they now exist or may later be modified. Compliance with this code is required as a condition of Architectural Committee approval. Reading and understanding the Federal Flag Code is essential to the proper and respectful display of the flag of the United States of America.

1. An owner may install a single flagpole and/or display a flag or flags on the owner's property in the front or rear yard of the owner's property. Flags may be flown or displayed in any manner permitted by, and consistent with, the Federal Flag Code.
2. For national flags, only the American flag or the flag of a sovereign American Indian Nation may be displayed.
3. Only one flag of the United States of America, plus one flag of the State of Arizona may be flown at a time, except on Memorial Day, Flag Day, July 4th, Labor Day, Veteran's Day or on a special day of remembrance for a family member or friend. Flags flown on the excepted days shall be removed no later than sunset of the following day.
4. Seasonal flags or other such informal or casual flags may be flown, except when the flag of the United States of America or the State of Arizona is being flown or displayed. Seasonal or other flags may only be flown from house-mounted brackets.
5. Flagpoles are limited to a single flagpole, not to exceed 20' in height as measured from the lowest ground floor finished floor elevation of the house or a height not to exceed the distance of the base of the flagpole from the nearest property line, whichever height is less. Height of the flagpole includes any ornamentation or feature at the top of the pole. Flagpoles must be of an appropriate diameter to be rigid, stable, safe and reasonably proportioned to the height.
6. The maximum size of a flag shall be no greater than 4 feet by 6 feet.
7. Flags and flagpoles must be maintained in good and safe condition.
8. Prior approval of the Architectural Committee is required for the construction or installation of flagpoles or other structures necessary for the display of flags. Requests for approval must include location, color and materials of the flagpole or other structure, and lighting plans if applicable.

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U. Garbage and Trash Containers

1. Garbage and trash containers should only be visible on the day of collection, otherwise they should be screened and/or stored behind walls.

V. Patios and Gazebos

(See Section II.C.2, Design Guidelines for Rear Yards)

1. Maximum height of any improvement at the 2' setback shall be 18" above the top of the nearest yard wall. Heights greater than 18" above the yard wall are permitted. However, for each additional foot of elevation over 18" above the yard wall, an additional one-foot setback is required. Maximum allowable height under any circumstances is 12' above the existing finished pad.
2. Covered patios shall be architecturally integrated with the design of the house, with covers supported by substantial wood or masonry columns finished and painted to match the house. Roofing material shall be the same as the house unless otherwise approved by the Architectural Committee.
3. Gazebos shall be located at least 15' from yard walls and not to exceed 4' above a 6' wall. Screening from view of all neighbors with landscaping is strongly recommended.
4. Colors, materials and finishes shall match or complement the design of the home.

W. Window Screens and Security Doors

Window screens and security doors require the prior approval of the Architectural Committee. When choosing such appurtenances, the homeowner should consider the following:

1. Colors shall be complementary of the existing color palette of the home.
2. Materials should be durable and maintained in a good condition.
3. Window films may not be reflective and should subtly complement the home.
4. Security doors shall complement the architectural style of the home and be generally free of ornamentation or "do-dads". A simple design is preferred.

X. Other Building Features

1. Masonry columns should be made of stucco, decorative masonry or stone and be a minimum of 12" wide. Any new masonry improvements must match the color and finish of the existing home.
2. Wood columns where permitted by the Architectural Committee should be a minimum of 6" x 6" or 8" in diameter.
3. Wood trellis work is permitted and should be a minimum of 3" x 3".
4. Storage areas or storage sheds where permitted should be screened from view from the street, neighboring lots and the golf course.

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Y. Owners Responsibility

Owners are responsible for the conduct and behavior of their agents and contractors.

1. Changing oil on any vehicle or equipment on the site is prohibited.
2. Concrete suppliers, plasterers, painters or any other subcontractors cleaning their equipment on-site is prohibited.
3. Contractors may not use or travel over any golf course area.
4. Construction trailers, portable field offices, etc. are not permitted.
5. During construction, no draining of pools onto adjacent property, washes or open space is permitted.

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III. GUIDELINES FOR MAJOR HOME ADDITIONS & ALTERATIONS

(Revised: 11/01/04)

These guidelines pertain to the construction of any addition, alterations, repairs, changes or other work which alter the exterior appearance of any home. These requirements also apply to residential tear downs and rebuilds as well as insurance rebuilds. Such construction may be at the front, rear or side of the existing home and may or may not be attached. Any such improvements require submittal to the Grayhawk Architectural Committee and the Committee's approval prior to construction.

Grayhawk Design Guidelines do not supersede City of Scottsdale Building Codes, Zoning Ordinances, City Guidelines or Grayhawk Amended Development Standards as they now exist or may be later modified. Compliance with those Codes, Ordinances, Guidelines or Standards is required as a condition of Committee approval.

The purpose of the Guidelines is to promote neighborly consideration, deal with issues of privacy and ensure consistent architecture which, in turn, will preserve property values and community image.

General Guidelines

1. The architectural style, massing of building components, building height, roof structure and style of windows and doors must match that of the existing home.
2. Colors, materials and exterior finish used must match that of the existing home.
3. Exterior lighting, if any, must be placed in a manner that the source of the light is shielded from view from neighboring properties and directed away from neighboring properties. Exterior lighting must be used for security and safety purposes and not for general area lighting.
4. Roof mounted mechanical elements are not permitted and any mechanical element must be screened so as not to be visible from neighboring properties and screened to mitigate noise which can be heard from neighboring properties.
5. Gutters and/or scuppers are not generally permitted. However, if deemed necessary they must be architecturally integrated with the proposed structure and may not direct drainage in any way which will increase the flow of water to neighboring properties.
6. Second story additions must complement the massing, scale, quality of the original home construction. Overall scale of the addition and privacy impacts to existing neighboring properties will be carefully scrutinized by the Committee.

Application

Applications for additions or alterations must include the following:

1. A site plan drawn to scale and indicating setbacks from neighboring properties, mechanical equipment location and landscaping
2. Exterior elevations, including location of exterior lighting fixtures.
3. Specifications indicating colors, materials and textures.

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4. Specifications for all construction items including but not limited to stucco finish, window and door packages, roof materials, garage doors, paving, exterior lighting, trim and landscape to be used.
5. It is recommended that the information submitted be of a quality suitable for building permit application.
6. Provide construction schedule.
7. Architecture Review Fee and a Refundable Construction Bond may be required. Verify with Community Manager prior to application. Construction Bond will be refunded within 90 days of approval of the construction by the Architectural Committee based on full compliance with the approved plans.

Approvals are valid for 90 days within which time construction must commence. Construction must continue diligently and without hiatus until completed.

Owners are responsible for the conduct and behavior of their agent and contractors.

1. It is recommended that the neighboring property owners be advised of the proposed construction including the time period of Grayhawk and hours of construction activity.
2. Exterior construction is prohibited on weekends unless each neighboring property owner specifically grants permission or is not in residence. In any event, construction is not permitted before 8:00 a.m. or after 5:00 p.m. on weekdays or after 3:00 p.m. on Saturdays. No construction is allowed on Sundays.

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IV. PROCEDURES FOR REQUESTING ARCHITECTURAL COMMITTEE APPROVAL

- A. A pre-application conference is strongly encouraged. An architect or designer is encouraged to accompany the owner/applicant at the pre-application conference with the Architectural Committee.
- B. Preliminary plan submittal. The Architectural Committee shall respond at the meeting or within two weeks of the meeting to all issues raised by the application.
- C. Final document submittal. Any complete submittal not approved or disapproved by the Architectural Committee within 30 days from the submittal shall be deemed to have been approved.
- D. Inspections. Construction inspection by the Architectural Committee may be required.
- E. Submittal requirements.
 - 1. Floor plans and elevations. Two sets are required. Also submit a cover letter or application sheet specifying applicant's name, address, phone number, lot number and builder. A brief description of the proposed improvement is also requested.
 - 2. Site plan. A site plan drawn to scale showing all existing and proposed modifications.
 - 3. Photographs of existing conditions and/or photo simulation of proposed improvements may be submitted to supplement the application.
 - 4. Specifications and material cut sheets for all exterior colors and materials.
 - 5. Fee (Confirm any application fees with the Grayhawk Community Association).
 - 6. Landscape plans including a Landscape Compliance Worksheet showing front yard gross square footage less paved driveway and other paved areas and the required number of trees, shrubs, accents and ground covers is required. Use of the Architectural Committee's Compliance Worksheet is required. Plans must be accurately scaled with plant key, project address/location, scale, north arrow, etc.
 - 7. Lighting. Provide fixture cut sheets of proposed lighting and site plans or photographs indicating the location of the new fixtures.
 - 8. It is the policy of the Architectural Committee that if applications are submitted in substantial conformance with the Design Guidelines, at the Committee's sole discretion, given extenuating circumstances, some specific Design Guidelines may be altered, waived or interpreted to be conforming. If plans are specifically approved in writing by the Architectural Committee and those plans contain features which do not conform to the Design Guidelines, then those non-conforming features shall be construed to be approved by the Architectural Committee.

All permanent records of the Architectural Committee shall be kept at the Grayhawk Community Association office.

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V. APPENDICES

APPENDIX A - SOLAR PANEL RESOLUTION AND POLICY

WHEREAS, the Grayhawk Community Association, Inc. (“Association”) is governed by a Covenants, Conditions and Restrictions (“Declaration”), recorded at Recording No. 95-0300516 in the office of the Maricopa County Recorder.

WHEREAS, Section 3, Article 3.30 of the Declaration states, “The Declarant recognizes the benefits to be gained by permitting the use of solar energy as an alternative source of electrical power for residential use. At the same time, the Declarant desires to promote and preserve the attractive appearance of the Property and improvements thereon, thereby protecting the value generally of the Property and the various portions thereof, and of the various Owners’ respective investments therein.”

WHEREAS, the Board wishes to establish more definitive guidelines for the installation, use and maintenance of solar panels.

NOW, THEREFORE BE IT RESOLVED THAT, solar panels will be permitted within Grayhawk subject to the following guidelines and prior approval of the plans by the Architectural Committee:

1. All solar energy devices visible from neighboring property or public view shall be approved by the Architectural Committee prior to installation.
2. Roof mounted solar panels and equipment shall match the roof material. Panels shall be integrated into the roof design and mounted directly to the roof plane or screened from view. Solar units shall not break the roof ridge line, shall not be visible from streets or common areas, and shall be screened from neighboring property. The height shall not exceed 4” above the roof line, and the Architectural Committee strongly suggests it be screened by roof parapets or architectural elements. The structure, frame and plumbing will be painted to match the surface to which it is attached.
3. While this Solar Panel Resolution and Policy applies to all owners, tenants and occupants within the Association, the owner of a particular lot is ultimately responsible for compliance with this Solar Panel Resolution and Policy.

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APPENDIX B - GRAYHAWK COMMUNITY ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE CHARTER

Statement of Intent and Objectives

This committee is established in Article 5.11 of the Declaration of Convents, Conditions and Restrictions for Grayhawk and governed by the guidelines and standards set forth in the Declaration. The purpose of this committee is to review all architectural submittals for modifications to the properties within Grayhawk.

Membership

The number of committee members shall not be less than three or more than seven. Members are not required to be homeowners and are appointed by the Declarant as long as the Declarant owns property within the development.

Committee Responsibilities

The Committee shall:

1. Promulgate architectural design guidelines and standards (including, but not limited to, color palettes and plant materials) to be used in rendering its decisions.
2. Review homeowner requests for modification to their property, providing timely, written approval or disapproval notice to homeowners after a modification submittal has been reviewed.
3. Collaborate with the Community Enhancement Committee in maintaining and updating Grayhawk's Community Enhancement Plan.
4. Innovate design guidelines with the intent of keeping Grayhawk appropriately attractive to both visitors and prospective residents.
5. Practice open communication amongst the Grayhawk Board of Directors, GCA staff, chartered committees and the community at large with the goals of promulgating understanding and a shared vision for Grayhawk's tone, look and feel.
6. Ensure a level of talent and experience amongst committee members such that it can achieve its responsibilities in a timely fashion, drawing on both contemporary depth and breadth of knowledge.

The decision of the Architectural Review Committee shall be final on all matters submitted to it pursuant to the Declaration.

The Board of Directors of the association may modify, reduce, expand or supplement the duties of the committee charter above.

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APPENDIX C – GRAYHAWK LANDSCAPE COMPLIANCE WORKSHEET

Applicant:	Date:
Street Address:	Neighborhood:
City, State & Zip:	Lot Number:
Email Address:	Phone Number:

Non-Turf Landscape Area – Total Front Yard Area (not including paving of turf): _____ s.f.

Required Plants

PLANT TYPE	SIZE REQUIRED	RATE REQUIRED	QUANTITY REQUIRED	QUANTITY PROVIDED	DIFFERENCE
Shrubs	5 Gallon	1:100 s.f.			
Accents	5 Gallon	1:150 s.f.			
Ground Cover	1 Gallon	1:100 s.f.			
Trees	36" Box	1/lot			
Tress	15 Gallon	1/lot			

IMPORTANT NOTE: All unpaved, non-turf areas are to be covered with 2' of predominantly gold colored decomposed granite that closely resembles the natural decomposed granite ground cover found throughout Grayhawk.

Maximum Turf Area

Maximum Yard Area	30% of Front Yard Area	Area Provided	Complies?

Turf area (includes synthetic turf) must be setback a minimum of 5' from the sidewalk.
Turf must be a minimum of 10' in width.

Notes:
