



CUSTOM HOME RESIDENTIAL DESIGN GUIDELINES



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ESTRELLA
CUSTOM HOME RESIDENTIAL DESIGN GUIDELINES

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WELCOME!

Thank you for making Estrella your choice to build your new custom home.

The overall vision for the Estrella community is to capture the essence of the place in which it is located, the Sonoran Desert. Estrella is a distinct place and community unified by a strong relationship between the built environment – homes, streets, public spaces, and the surrounding natural environment. It functions in a self-sufficient manner meeting the needs of its residents locally and provides for them a safe and pleasant place to live.

It is anticipated that, when fully built out, Estrella will be an approximately 20,000-acre community. Estrella will include a mixture of single-family and multi-family residences of varying densities, intermingled with a balance of existing and proposed commercial, office, institutional, and recreational open-space uses. Planning and design principles have been applied to establish a cohesive, unique environment and incorporate the inherent features of the natural environment.

The custom home neighborhoods are generally located in the more pristine portions of the community. This concept allows the custom homes to be built on these lots to take optimal advantage of the abundant vistas and open spaces that have been thoughtfully considered during the design phase of each custom lot neighborhood. Emphasis has been placed on promoting minimum visual impact on the mountain and desert environment within each neighborhood, while creating an environment that allows for appropriate interaction with the natural setting of Estrella.

Please make sure you have read and understand the Guidelines prior to submitting your custom home plans for review.

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PREFACE

Overview

These Custom Home Residential Design Guidelines (the "Guidelines") are authorized to be used by the Declarant or its Home Owners Association (HOA) in evaluating the merits of proposed custom home development within Estrella. The Declarant or its HOA, under the adopted Declaration, has the exclusive authority to interpret, amend, and add to any of the guidelines or standards contained within this document.

Nothing in the Guidelines removes the Owner/Builder from any obligations to meet all current federal, state, county and local laws, regulations, ordinances, codes, and other regulatory requirements.

Where differences exist between the Guidelines and ordinances, the more stringent ruling shall prevail.

The Guidelines are in addition to other existing applicable planning documents already adopted and in use by the Declarant or its HOA. The Guidelines are specifically directed at the evaluation of custom homes, but they are to be used in concert with related guidelines where overlap exists. Related documents include, but are not limited to the Covenants, Conditions & Restrictions (CC&Rs) for Estrella's HOA's and the Community Handbook.

GOVERNING

Covenants, Conditions, and Restrictions (CC&Rs)

The Guidelines are in addition to any other recorded declaration of Covenants, Conditions, and Restrictions (CC&Rs).

These are subordinate to the easements, the Articles of Incorporation, the Bylaws, and any recorded tract declaration, which the lot or parcel may be subject to.

Capitalized terms used herein shall have the same meaning set forth for such terms in the CC&Rs.

Design Review DRC

A Design Review Committee (DRC) for each community association at Estrella (Estrella Community Association and The Villages Community Association) has been established to ensure all improvements proposed by property owners comply with established design criteria. Initially, the DRC will consist of representatives of the master developer. Subsequently, the DRC will be appointed as provided for in the CC&Rs for each respective association.

The general mission of the DRC is to use this document to administrate the approval process of all proposed construction and improvements that are or will be performed at Estrella.

Specifically, the role of the DRC shall consist of (but is not necessarily limited to) the following:

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To approve or disapprove proposed improvement plans for site planning, building construction, and landscaping;

To ensure construction conformance to the plans as submitted and approved;

To report inconsistencies with approved plans and recommend appropriate actions for enforcement;

To develop, review, publish, and maintain minimum standards and guidelines.

All other governing bodies and their ordinances, development codes and guidelines (such as the [City of Goodyear's Design Guidelines](#)) are applicable and must be met in concert with the Guidelines.

Applicability and Implementation

The Guidelines will be implemented and enforced through this document by the Declarant or its HOA through the Design Review Committee (DRC), which will be responsible for design reviews and approvals.

The following apply to the implementation of the Guidelines:

The Guidelines are binding on any person or entity intending to construct, reconstruct, or modify any custom residential property or improvement or in any way alter the site in Estrella.

The Guidelines and the associated design review procedures established in this document are the criteria and process by which the Declarant or its HOA will review, approve or disapprove individual projects.

The Guidelines are subject to change when the Declarant or its HOA determines such change is in the best interest of Estrella.

Adherence to the Guidelines does not remove responsibility to conform to local, state and national codes and regulations.

The Declarant or its HOA shall have the rights and powers conferred upon it by the CC&Rs.

If any owner fails to comply with the Guidelines, the Declarant or its HOA shall have the right to bring compliance or commence appropriate legal action and collect to recover all the costs associated with its actions. The Declarant or its HOA reviews submittals for proposed improvements solely for aesthetics and compatibility with the community.

The Declarant or its HOA has adopted these guidelines and it is the responsibility of the Declarant or its HOA to review, study, and approve or disapprove any proposed improvements or development in Estrella based on the guidelines established.

Any review, study, and/or approval by the Declarant or its HOA shall not constitute an approval, ratification, or endorsement of any life-safety aspects of the improvements, the quality of architectural or engineering soundness of the proposed plan or improvements, nor the suitability of the improvements for its intended use. Neither the Declarant, nor its HOA, its members or

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officers of the HOA, shall have any liability in connection with or related to approved plans, specifications, or improvements.

The purpose of this document is to establish design criteria that shall govern the site development, architectural, and landscape concepts for the custom home neighborhoods within Estrella. The Guidelines aim to ensure consistency in the application of the community's design standards for all owners of custom lots.

Specific requirements are detailed further in the appropriate sections of the Guidelines. See Site Planning, Architectural, Landscape, etc. for further clarification and direction.

Be advised, the DRC will be reviewing each home as a unique solution to a unique lot. While some solutions may have been approved in the past, the DRC may have determined that the solution was not successful in construction or appearance and, at the discretion of the DRC, may not be approved again.

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SECTION ONE – INTRODUCTION

Purpose and Objective

The Guidelines have been prepared to make certain that as custom homes are designed and built within Estrella, the intent of the original overall community vision, planning, and design philosophy are carried out. The purpose is to achieve an overall visual continuity and sense of thematic consistency, yet uniqueness within each community and unify the design and character throughout Estrella.

This objective of the Guidelines is to promote creativity and encourage design ideas within a uniform framework that will visually bind the community together. The intent is to suggest design ideas, not to require specific solutions.

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SECTION TWO – SITE PLANNING

The purpose of the Site Planning is to define the design criteria for creating complementary architecture, pedestrian access, and landscape design. The Site Planning concept for the residential neighborhoods is formulated to maintain technical consistency throughout Estrella (i.e. not allowing the creation of flat home sites, rerouting significant natural washes, etc.) The Site Planning also describes how to plan and design site development improvements to take full advantage of the unique characteristics of the land and to further protect the natural amenities found at Estrella.

The custom lot neighborhoods at Estrella have been conceived to optimize the relationship between the pristine natural setting, view opportunities inherent in each site, and the man-made structural components and roadway improvements that lead to them. The DRC will be especially concerned with design issues such as massing, placement, orientation, height, and color reflectivity. This concern is due to the sensitive environment within which these subdivisions are located, and the ultimate visual impact of the residences to be built on each lot. Relationships between the physical lot, the proposed residence, and nearby existing residences or vacant lots will be closely analyzed. See the DRC Coordinator for more information.

While each custom lot subdivision is unique based on its location, setting, and elevation, several design and development issues will be common from subdivision to subdivision. In general, all custom lot subdivisions fall into one of two categories: Lots that are a quarter acre and higher that often contain building envelopes in addition to zoning setback requirements and all construction and disturbance must be contained within the building envelope. The other contains smaller lots of less than a quarter acre and is governed by zoning setback requirements only, offering the potential for flexibility in grading and construction.

NOTE: Please refer to the [City of Goodyear Zoning Department and the Recorded Final Plat](#) for specific zoning requirements.

2.1 Planning

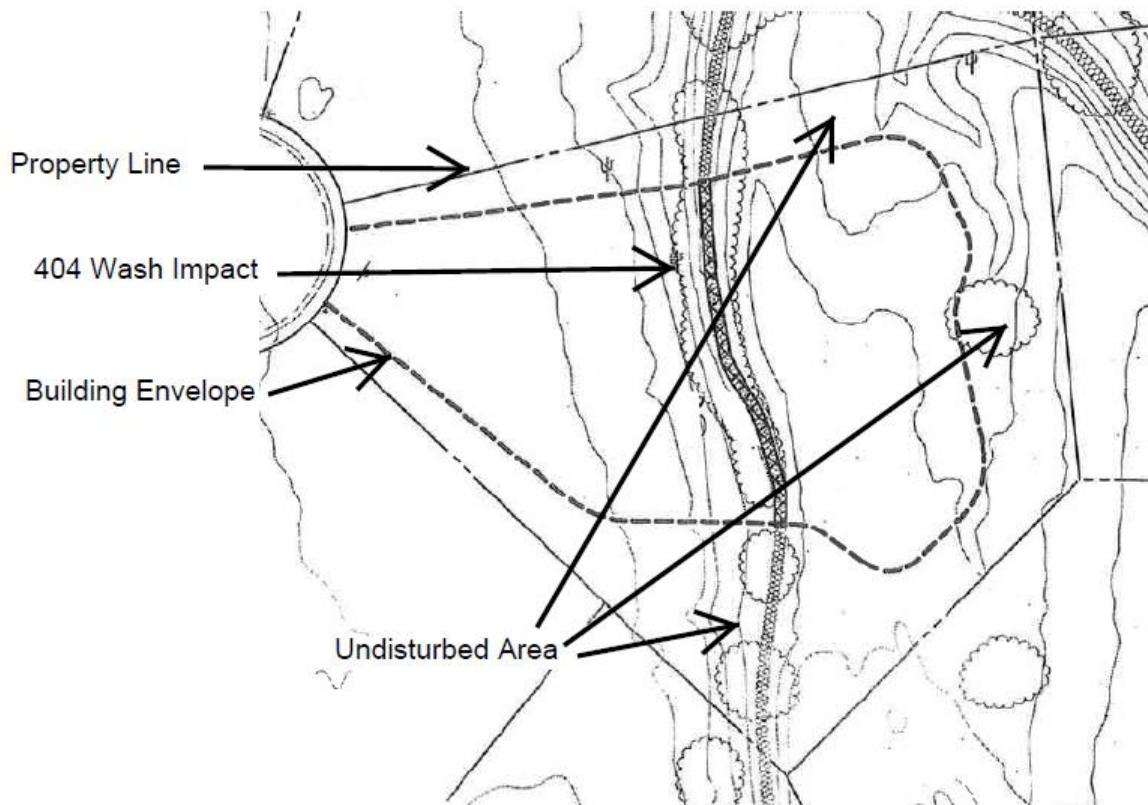
The Site Planning concept for the residential parcels has been formulated to maintain visual consistency throughout the individual neighborhoods. The goal of this section is to control building placement, establish setbacks that create an integrated yet distinctive appearance, and to encourage harmony with the overall theme in the design of residential neighborhoods. Every custom home lot in Estrella will be governed by building setbacks based on zoning classification and in some cases, also governed by Building Envelopes established by the Declarant or Home Owners Association.

2.2 Building Envelope

The building envelope is that area within a custom lot in some custom subdivisions where all construction, improvements, and any modification of the natural landscape may occur. In some custom lot subdivisions, this envelope can be more restrictive than the zoning setbacks allowed by the City of Goodyear. Check with the DRC Coordinator at the HOA office to determine if a building envelope has been designated on your lot prior to laying out your home.

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All improvements including structures, patios, driveways, walkways, pools and spas, accessory structures, perimeter walls and fencing, mechanical equipment, and landscaping must be located within the lot's building envelope. The establishment and configuration of all building envelopes was made during the subdivision design process, and is provided to each prospective custom lot purchaser. The size, location, and shape of the envelope were predicated on lot specific natural features, such as: slope, natural washes, rock outcropping, vegetation stands, or other unique landforms. Any proposed modification to the building envelope size, location, or configuration is subject to DRC review and approval, only if the City zoning and final plat approval for the lot does not determine the building envelope. If the building envelope is in the zoning and/or final plat, the DRC can review and make a recommendation to the City to change the building envelope; however, the City of Goodyear will make the final decision.

In cases where there is no building envelope, all disturbance, improvements and modifications will be inside the zoning setback lines. In some cases, the utility location may be an exception. It is important to maintain the natural terrain and vegetation between custom homes wherever and whenever possible. Any modification to the building envelope shall be identified on the grading plan showing the original square footage and revised.

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2.3 Zoning Setbacks

Front, rear, and side yard setbacks have been established by City zoning for each lot within the custom neighborhoods. These setbacks vary depending on the location of the custom neighborhood and the exact language of the zoning district.

In situations where there is a conflict between the zoning setbacks and the building envelope, the more restrictive of the two will apply.

NOTE: Zoning setbacks for a lot can be reviewed at the City of Goodyear Community Development Department by providing the subdivision name and location.

2.4 Lot Coverage

In no event shall building coverage footprint exceed 35%, including covered patios of the total lot area. Additional hardscape features (such as driveways, sidewalks, uncovered patios, pools, etc.) shall not exceed 30% of the total lot area. The combined maximum lot coverage cannot exceed 65% of the total lot area.

2.5 Disturbed Area

Each custom lot consists of up to two distinct area designations: *Natural Areas*, and *Private Areas*. Each area's designation should be carefully considered and incorporated into the design of the home.

Natural Area is the land between the lot's property lines and either the building envelope lines or the building setback lines plus 5 feet (if there is no building envelope). The *Natural Area* shall be maintained in its natural desert condition. If disturbed, the owner is responsible to re-vegetate.

Private Area is the land behind perimeter walls and fencing or behind the home not visible from neighboring properties or the street. The *Private Area* allows more flexibility in landscape and hardscape materials to meet personal preference; however, the landscaping must remain consistent with the approved plant list identified in the Guidelines.

The **Building Envelope** or the **Building Setbacks** plus 5 feet (whichever applies to the lot) is the maximum extent of all disturbance, grading, and construction activity (including perimeter wall and fence construction). In some cases, utility location may be an exception. Keep all construction activities at least 5 feet from any restricting boundary to ensure that the natural desert area outside of the boundary is protected and preserved. This protects the *Natural Area*. Any disturbance beyond these limits requires prior approval of the DRC.

Refer to the Landscape Architecture Design Guidelines for further description and requirements in each landscape area designation, and for details regarding lots that do not have designated building envelopes.

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2.6 Grading and Drainage

The grading of custom lots shall be sympathetic to the natural patterns and features of the site and shall not obstruct existing drainage patterns. All grading must occur within the Disturbance Areas described above.

Building Envelope

Provide original building envelope square footage;

Include revised building envelope square footage

No storm water shall be drained or discharged from any lot or building except in accordance with the master drainage study and any amendments thereto approved by the appropriate governmental agency and DRC.

Drainage elements must be designed in a manner that do not cause soil erosion on adjacent lots, result in excessive storm water drainage onto adjacent lots, or cause potential flooding or damage. Custom builders shall not interfere with the drainage system established by the grading and drainage plan for the given custom neighborhood or any other adjacent parcel.

Builders shall not interfere with the drainage system established by the grading/drainage plan for any portion of Estrella or adjacent property.

A number of natural “404 jurisdictional washes” throughout Estrella have been designed for preservation and protection by the U.S. Army Corp of Engineers. The disturbance of any natural 404 jurisdictional wash corridor or designated drainage easement on or adjacent to a custom lot, is prohibited, unless in the view of the DRC, the natural condition impedes development of the lot and a variance is obtained by the U.S. Army Corp of Engineers. The proposed changes to the wash must be prepared by a licensed Civil Engineer. It is suggested the home be designed around the wash whenever possible, because impact variances in 404 jurisdictional washes are very rare.

The smaller natural drainage corridors and tributaries (not 404 jurisdictional washes) that traverse the lot are encouraged to be maintained in their original configuration by designing the home around the drainage areas. Impacts on smaller drainage and tributaries must be reviewed and approved by the DRC.

If a wash is situated in a location where it cannot be maintained, the Civil Engineer shall indicate the manner in which the storm water is to be redirected or managed. The site plan shall indicate appropriate engineering and an aesthetic means of integrating the proposed drainage solution into the lot.

Culverts for driveways, roads, or other landscape improvements shall be sized for the drainage quantities expected to pass through them. The ends of such culverts shall be cut on a diagonal to match final slopes. These ends shall be treated with rock/stone riprap or stone retaining walls to prevent erosion of the slope and channel. Proposed materials to be used for erosion control shall be prepared by a licensed Civil Engineer for review and approval by the DRC. Any and all walls proposed for construction will be evaluated for how they continue established drainage patterns and how they are coordinated with adjacent lots.

Please refer to Exhibit A “U.S. Waters” Memorandum regarding the 404 Permit.

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2.7 Cut and Fill

The grading for each home design shall be based on balanced cut and fill quantities on any site whenever possible.

Every effort shall be made to minimize scarring of the natural hillsides. Exposed cut or fill slopes shall not exceed a slope of three feet horizontal to one foot vertical (3:1) and shall not exceed six vertical feet from toe of slope to top of slope. The maximum of any single combination perimeter wall and fence, guardrails etc. including retaining walls, shall not exceed eight feet measured from top of footing to top of wall. Multiple finished floor elevations within the home may be required to accommodate grade changes on the site. Exposed retaining walls, if required, shall not exceed five feet in height and shall be finished to be compatible with the exterior material palette of the residence. (See section 2.9; Walls, Fences, and Gates below for wall requirements.) When slope transitions greater than six feet are necessary, terraced retaining walls offset horizontally by a minimum of six feet must be provided or an equivalent design submitted to the DRC for approval.

Exposed cut or fill slopes shall be revegetated per the Landscape Architecture Design Guidelines. Exposed solid rock cuts that are visible from other properties or from the street shall be chemically treated to restore the rock color to be consistent with adjacent uncut areas. Treatment shall be noted on the civil plan.

2.8 Building Form and Orientation

The site plan for custom home lots should be designed to provide visual interest through the use of varied front yard setbacks, garage, and entry designs. Important considerations include, but are not limited to:

Elevations shall incorporate a variety of building mass configurations, architectural treatments and features (i.e. roof massing and pitch, garage orientation, windows and doors, entry details), styles and masses (as defined by the Character and Theme Plan {if applicable} for each community within Estrella), façade changes, colors, materials, and design details.

Be cognizant of the locations of the garages and entrances in order to avoid a dominance of garage doors facing the street. While site conditions often dictate the placement of the garage and driveway, care should be taken to diminish the impact of the garage on the street scene.

2.9 Block Walls, Wrought Iron Fencing and Gates

The block walls shall be constructed with materials and in a manner that is consistent with the architectural design character of the residence.

Walls built along common property lines shall not exceed a height of six feet from finished grade on the highest side.

Block walls (including walls abutting common area or running parallel to a street) are to be constructed of six inch wide concrete masonry units with a stucco finish, or an equivalent material, to match the architectural design of the residence. Interior (shared) side yard walls may use six inch wide masonry units and painted to match the color of the house. In the case of walls located within a designed Building Envelope, the color shall match the main body color of the house.

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Walls should be designed as extensions of the home or designed to relate to the architecture, materials and colors of the home in which they are used. Walls along major roadways will be reviewed by the Declarant or its HOA to ensure design continuity. Details regarding specific wall and fence requirements for each community can be found in the Character and Theme Plan (if applicable) for the respective community.

Gates shall be similar to the style, materials and colors found in the residence. Steel plate or painted wood infill may be used for privacy and security. All gates shall be of a consistent design theme throughout a given lot and are subject to DRC approval.

Retaining walls may be used instead of, or in combination with, manufactured slopes to create terraces. Graded areas are to be revegetated or landscaped.

Design block walls and wrought iron fencing to jog or offset to relieve long, unbroken lines, or interrupt with columns and plant material where appropriate.

Avoid sloping walls where built on cross-sloping terrain. Walls shall step with the adjacent finished grade configurations where feasible.

Walls shall not terminate at the corner of the house. Walls may terminate at the house a minimum of four feet from the corner of the house.

2.10 Driveways and Parking

When Building Envelopes are provided, the area for lot access is shown as part of the Building Envelope and the driveway square footage is included as part of the total disturbance for the lot. In the event of a key-lot where a longer driveway is required, the driveway square footage is not part of the total disturbance. Any changes to the driveway location must be submitted for review. Several key design principals include:

Driveways shall be a maximum of sixteen feet wide at the curb.

Custom home driveways and parking area(s) shall be constructed of unit pavers, integral color concrete, exposed aggregate (using integral colored concrete), textured integral colored concrete, natural stone, or other “decorative” paving materials. Uncolored concrete, asphalt, or gravel driveways shall not be permitted. The Committee reserves the right to approve or disapprove any paving material submitted for review.

On-street residential street parking is prohibited in Estrella; therefore, a minimum of two onsite guest parking spaces shall be provided for each custom residence. Guest parking spaces are located outside of the garage space.

Consideration shall be given to the guest arrival experience when locating sidewalks and landscaping to and around the home's front door.

All vehicles must be kept in garages, residential driveways, or other specifically designed parking areas. Boats, recreational vehicles, and other similar high profile vehicles must be kept in garages so as to not be visible from adjacent property or surrounding neighborhoods.

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2.11 Utilities

Verify the Utility services that are stubbed to the front property line of each lot.

The extension of services from these stub locations to the residence shall be the responsibility of each lot owner and shall be routed to minimize disruption to the natural landscape. Each owner is required to confirm all utility locations, depths, and that utilities are working prior to construction.

All utility meters and hardware shall be screened from public view and neighbors by the use of utility closets or walls constructed of six inch wide concrete masonry units with a finish and color to match the adjacent wall. Screen walls must remain ungated.

All utility wires, lines, pipes, conduits, facilities, connections, and installations shall be installed and maintained underground or concealed in a manner approved by the DRC. Location of all utility trenching shall be shown on the Civil Plan. Trenching should be clustered as best as possible in order to avoid excessive disturbance.

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SECTION THREE – ARCHITECTURAL

The architectural style for Estrella is the use of appropriate materials, colors, and treatments that blend with the natural desert, the existing topography, and project an image of permanence, charm, and integrity.

"A custom home is defined as a home that is principally designed to meet the specifications of the person who commissioned it. A house is not truly a "custom home" unless an architect or certified designer has closely studied the lot, reviewed the Guidelines, and interviewed the party commissioning the work to produce a unique home that is "custom" made for the lot the home will be built on, and for the people who will live there."

It is critical for lot owners, architects, designers, and custom homebuilders to understand the importance of creating and submitting designs that are lot specific. The design of the floor plan must take into account any sharp or steep changes in natural topography in order to maintain natural features and natural drainage patterns. Pre-existing designs and plans from another location are not encouraged.

The Guidelines have been prepared to make certain that as residential uses are built and developed within Estrella, the intent of the original overall community vision, planning, and design philosophy are carried out. The purpose is to achieve an overall visual continuity and sense of thematic consistency within each community and to unify the design and character throughout Estrella.

THE ATTACHED CHECKLIST (EXHIBIT D) MUST BE COMPLETED AND INCLUDED WITH EACH SUBMITTAL.

3.1 Style

Custom home designs at Estrella should be contemporary or traditional interpretations of southwestern and desert styles. The designs are to be comprised of a consistent and appropriate architectural vocabulary that is as true to the principles of the styles as possible, within the constraints of location and program. The DRC may make suggestions or require changes when one architectural style is combined with another or a style is "modernized" to fit the design goals of the owner, in order to clarify and strengthen the overall appearance. It is the intention of the Architectural guidelines to foster a community of unique, architectural solutions that are appropriate for each project area.

Architectural styles that are strictly prohibited are (but not limited to):

French Country
Alpine
Victorian
Normandy

Tudor
English
Colonial
Greek and Gothic Revival

Architectural concepts for all custom homes must be reviewed during a Pre-Design Conference and tentatively approved prior to the preparation and submittal of preliminary and final plans. The Pre-Design Conference helps prevent wasted time and money on the part of the home owner by

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highlighting potential issues and conflicts. It is in the owner's best interest to not get into design details until after this meeting.

3.2 Building Heights

The DRC limits the overall height of custom homes. The DRC will discourage, and has the right to prohibit, the construction of any residence or other structure which would appear excessive in height from the vantage point of the street or adjacent properties. This is a particularly sensitive and important issue in custom neighborhoods. Single story, multi-level buildings are encouraged within the custom neighborhoods to create a low, horizontal, structural appearance that blends into the desert environment.

Building heights are calculated as the difference between the top of any roof or parapet and either the natural grade directly below that point for un-graded lots, or the finished grade directly below that point for pre-graded home-sites. With the exception of chimneys, the maximum allowable building height shall be twenty-four feet above the natural pre-construction grade.

3.3 Bulk Plane Setback

The bulk plane setback is used to promote variety in the streetscape by increasing vertical articulation within building planes. The objective is to define residences from adjacent lots and to help achieve four-sided architecture. The maximum building height of any structure, at any point along the edge of the building envelope or building setback (depending on the lot), is 15-feet above natural pre-construction grade. The bulk plane starts at the 15-foot height and runs at an angle of 146 degrees or one-foot horizontally for each one-foot six-inches of elevation (1:1.5) to the maximum building height of 24-feet.

3.4 Minimum Size

The minimum livable square footage for each residence on a lot, excluding garages, porches and detached buildings, shall be as follows:

Lots less than ½ acre	Lots equal to or greater than ½ acre but less than ¾ of an acre	Lots equal to or greater than ¾ of an acre but less than 1 acre	Lots equal to or greater than 1 acre
2,500 sq ft	2,750 sq ft	3,000 sq ft	3,500 sq ft

Any changes to the minimum size requirements may be submitted to the DRC for approval at the Pre-Design Conference.

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3.5 Massing and Form

Massing is the arrangement of three-dimensional forms comprising the exterior of the building. Buildings with several smaller components are more compatible with the desert environment than single large components.

Buildings shall be designed with at least three distinct building masses separated by at least three-feet of vertical rise and three-feet of horizontal distance from each other. Very large or dominating individual building masses are discouraged. No individual building mass shall have an area larger than 1,200 square feet.

Massing shall vary horizontally with ridge and parapet lines, and vertically with offset wall planes.

Long, uninterrupted exterior walls shall not exceed a height and/or length of twenty feet. All structured walls shall have relief to create shadows that provide an interesting contrast with landscaping and buildings. Windows, porches, trellises, and loggias can provide variety within the elevation of the building.

Home designs shall present a pleasant streetscape. As part of the home's design, the front elevation should be considered the "entry sequence." It must demonstrate front elevation characteristics, which would include the entrance, a clearly defined pedestrian pathway to the entrance, at least one principal window.

The entrance must be visibly articulated as a focal point of the front elevation.

The pedestrian pathway must clearly denote the process of entering from the sidewalk or driveway.

Principal windows are defined as one of the following:

- A prominent window recessed a minimum of 12-inches.
- A bay window with a minimum 24-inch projection and detailing appropriate to the architectural style of the residence.
- An enhanced sill projecting a minimum of 12-inches forward of the wall plane.

Any exterior stairs, pergolas, trellises, satellite kitchens, or other small structural outdoor spaces must be designed to match the architectural style of the home. In the case of exterior stairs, exposed, ready-made spiral stairs are not permitted.

Chimney designs must blend with the architecture and materials of the residence. All metal flues and spark arrestors must be enclosed to match the color and architecture style of the residence and meet applicable codes.

The top of chimneys shall not exceed four feet above the adjacent maximum allowable building height, and all chimney spark arrestors shall be enclosed with an architectural element to match the exterior design of the residence.

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Outdoor use areas, such as yards, courtyards, pools, patios, service areas, and parking courts in sloping lots should be designed as a series of small terraces to minimize grading.

Hardscape areas, such as walls, driveways, and patios shall be designed as an integral part of the architecture.

3.6 Four-Sided Architecture

Houses must be designed to be seen from all sides using four-sided architecture. All four sides of the home shall have a harmonious relationship to one another in form and architectural style. Each side of a home's design must show the same level of design, type of detail, and use of materials.

Rear and side elevations of residential structures shall provide "front elevation quality". Techniques including, but not limited to massing, variation of wall planes, roofs, colors, materials, window treatment, window placement, use of shading devices, or patio structures shall be used to achieve four-sided architecture.

3.7 Building Projections

All projections from a residence including chimney flues, vents, gutters, downspouts, utility boxes, porches, railings, and exterior stairways shall match the color of the surface from which they project, or shall be of an approved color. Varied projections in a complimentary color that completes the architectural character of the residence are encouraged.

3.8 Machinery, Equipment and Accessories

No machinery, fixtures, or equipment of any type including, but not limited to heating, cooling, air conditioning, refrigeration equipment, Satellite Dish, antennas, or permanent recreational equipment may be placed on any lot without prior approval by the DRC. Approval shall be contingent upon placement that restricts view of neighboring properties or the street.

The screening or concealment shall be solid and integrated architecturally with the design of the building or structure. It shall not have the appearance of a separate piece or pieces of machinery, fixtures, or equipment, and shall be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable.

3.9 Exterior Colors

Custom homes at Estrella require a minimum of two exterior colors, but shall not exceed three exterior colors. Schemes must include one main body color, and one or two accent colors for secondary masses. Darker accent colors rather than lighter colors are preferred.

The color of exterior materials must generally be subdued to enhance the color of the natural landscape. Muted earth and desert tones are recommended, although less muted accent colors that are used with restraint may be permitted at the discretion of the DRC.

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Commercial paint companies commonly refer to Light Reflectivity Values or LRV. The lower the LRV number, the darker the color. A Light Reflectance Value (LRV) below 55 is required. Color samples for all project elements must be submitted and approved by the DRC.

Within the color schemes, the use of colors must be carefully assembled so as to protect the overall look and feel from the street when the colors are seen together. When a change of colors occurs within any approved color scheme, it should clarify, not clutter the building design. Color changes (which include changes in exterior materials) should be limited to the following locations:

- Inside corners
- Horizontal breaks at changes in plane or material (vertical color stripes are not permitted)
- Breaks between trim and wall planes
- Gable ends and other accent panels
- Changes in plane

All exterior materials and color schemes must be approved by the DRC.

3.10 Exterior Surfaces and Materials

Exterior surfaces should be of natural materials that are compatible with natural landscape. Masonry, stucco, fiber cement siding, or stone is to be the predominant exterior surfaces. Wood may be used, but only as a trim or accent material, rather than as a predominant one. Large expanses of wood surfaces will not weather well in Estrella's desert conditions, and are highly discouraged. All home designs are required to incorporate at least two exterior surface materials.

Exterior wall materials to be used should be used to match the architectural style proposed. Incorporating more than one material on exterior walls is required, but special care should be taken so that materials do not detract from the home's overall design and form.

Exterior wall finishes shall be continuous and consistent on all elevations of the home to achieve a uniform and complete architectural statement. Exterior finishes should be used to highlight masses or planes rather than solely as a continuous wall plane. Any exterior finishes should not appear as an applied veneer and should not be used simply as a horizontal band, wainscot, or facade.

In all homes, no material changes should ever occur on an outside corner. The technique of "shirt-fronting" of masonry veneer or stucco will not be permitted. Material changes should be made as part of a large mass, pier, or column. The material must wrap around the outside corner and terminate at an inside corner.

No highly reflective finishes other than glass, which may not be mirrored, shall be used on exterior surfaces. This includes, without limitation, the exterior surfaces of any of the following: roofs, all projections above roofs, retaining walls, doors, trim, fences, pipes, and other equipment.

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Wall surface materials must be continued down to within six inches of finished grade on any elevation to eliminate large areas of exposed foundations. No unfinished stem or foundation walls will be approved.

3.11 Roof Design

The minimum allowable pitch is 3:12 and the maximum is 5:12. Ridgelines may not extend more than 58 feet in any direction without a vertical and/or horizontal change in direction with an offset of at least 4 feet in that direction where possible.

Combinations of pitched and flat roof areas are encouraged to avoid expansive areas of roof or parapet walls. Allowable pitched roof materials are concrete or clay tile while flat roofs shall consist of either built-up or sprayed foam. Metal roofing may be used, subject to the approval of the DRC. In every case, exact samples of roofing material and/or color must be submitted and approved by the DRC prior to construction.

The color of pitched roofs should be the darkest element of the home and consistent with the surrounding desert. Roofing materials which have excessive glare or light colored flashing will not be approved. The color of all flat roofs should closely match the wall color of the home. White is permissible as long as the flat areas are concealed by the parapet walls, and is not in view to neighboring properties.

All vents and other projections shall be colored to match the finished roof material coating color. Any roof venting should be a manufacturer that offers low profile or integrated tiles rather than "mushroom caps." A cut sheet must be submitted for approval. No HVAC or other roof-mounted equipment of any kind (except solar equipment) will be permitted on roofs.

Roof-mounted solar panels are encouraged but will require design review.

Overhead screens, shade covers, patio roofs, and other similar structures shall be constructed of materials and colors to match or complement the main roof and be complementary to the architectural style of the home.

Roof flashing, rain gutters, downspouts, vents, and other roof projections are to be finished to match the adjacent materials and/or colors to minimize light reflectivity and glare.

3.12 Windows

Windows should be detailed to highlight and/or blend into the architecture of the buildings. Windows should not appear to be surface "holes" cut into the sides of a box, but should be architectural features. All windows and exterior doors shall have a minimum four inch recess. **Stucco pop-outs are not allowed.** Window frame colors must complement the overall color, material, and architectural style of the home. No highly reflective frames or frames that closely match the surrounding wall color will be approved. This reinforces the window as a key architectural feature of the home.

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3.13 Accessory Structures

Casitas, guesthouses, and detached garages may be permitted within custom neighborhoods with the approval of the DRC. Casitas and guesthouses are subject to City permitting and requirements. Structures must be architecturally compatible with the residence, and physically related to the residence by walls, courtyards, trellises, or major landscape elements. A guest suite may be incorporated into any residence. No guesthouse, guest suite, or casita may be leased or rented separate and apart from the main house.

3.14 Garages

Garages may be either attached or detached provided they are within the Building Envelope and/or Building Setbacks.

When site constraints demand, no more than two garage bays, up to a maximum width of 20 feet may face the street.

Lots that are ½ acre or less must provide an enclosed garage for at least two cars. Lots greater than ½ acre will require a minimum three car garage.

Carports are prohibited.

3.15 Garage Doors

It is critical to the overall look and feel of the home to make sure that the scale, shape, and character of the garage door, its material, panel pattern, and color correlate with the home, and are in proper scale with the home. Windows are prohibited on garage doors.

Garage doors shall be painted, stained, or otherwise treated to harmonize with the wall surfaces of the main structure. Whether the doors are stained or painted, the color of the door should closely match the color of the entry door and/or other doors on the exterior of the home.

Any transition from garage door to garage door must have a minimum two foot horizontal separation between the doors and all doors shall have a minimum one foot recess. **Stucco pop-out surrounds are not allowed.**

Garage door pattern designs must be approved by the DRC.

3.16 Exterior Lighting

Exterior lighting serves one of three general purposes as it relates to the Guidelines:

1. *Safety*

Safety lighting may consist of low voltage lighting mounted in a low profile manner, and may be used to illuminate vehicular and pedestrian circulation area as long as the light source is not visible from neighboring properties or the street.

2. *Security*

Security lighting is intended to provide bright illumination during emergency situations only, which may include unauthorized trespass, unusual, or threatening sounds and/or activities. It must be

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circuit and controlled separately from any and all other lights. All security lighting must be controlled by sensors and not remain on at other times. Security lighting shall not shine onto neighboring properties. Security lighting may be coordinated with security cameras as long as the cameras only record images within the lot lines and not onto neighboring lots, common areas, or the street.

3. Recreational

Recreational lighting is intended to illuminate exterior living area, such as patios, pool decks, or landscaping behind walls or in Private Areas. Such lighting may be used only during normal waking hours. Lighting for visual enjoyment may often provide for safety around outdoor living areas, and safety lighting may sometimes contribute to the visual enjoyment of the landscape. Due to differences in the frequency and duration of use and the objective of minimizing unnecessary lighting, these lighting functions must be circuit and controlled separately.

A major objective all exterior lighting is to minimize the view of any private residential lighting from the vantage point of a street, common area or neighboring lot. Spotlights and floodlights are prohibited except for those activated by a motion detector and only when specifically approved by the DRC.

Exterior wall, fence, and building mounted light fixtures should be integrated into the architecture of the house, and all such fixtures are to be screened at their source to mitigate unwanted light trespass. Light sources (lamps and bulbs) of all exterior lighting must be shielded from view to eliminate glare from normal standing, sitting, or driving new angles from any neighboring lot of Common Area. Up lighting that causes light to spill into the night sky will not be approved.

Wall, soffit, or pathway light fixture enclosures must be selected or designed to conceal the light source and must be directed downward.

No lighting will be permitted outside the building envelope or outside areas enclosed by patio or building walls. Site lighting must be confined to areas enclosed by walls or in the immediate vicinity of the main residence entrance.

The DRC reserves the right to reject a lighting scheme or fixture if, in its sole discretion, the scheme appears excessive, the fixtures are inappropriate in scale or design, or not in conformance with the lighting philosophy at Estrella. The DRC must approve all lighting design and locations.

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SECTION FOUR – LANDSCAPE

This section of the Guidelines pertains to the landscape architectural design for private yard landscapes in the custom lot neighborhoods within Estrella. It includes standards for appropriate and prohibited plants, landscape lighting, water features, site grading, and other landscape architectural elements.

THE ATTACHED CHECKLIST (EXHIBIT D) MUST BE COMPLETED AND INCLUDED WITH EACH SUBMITTAL.

4.1 Landscape Design Philosophy

The philosophy of the Guidelines is to establish an architectural character for the community that is harmonious with the surrounding natural desert environment. The landscape component of the Guidelines requires that the homeowner and/or landscape designer create an environmentally appropriate landscape for all visible landscape areas of the lot. To accomplish this goal, specific design and material requirements for the custom homes are described within this section of the Guidelines.

- Landscape materials and design criteria in the Guidelines are intended to:
- Utilize low-water use, arid region plants
- Create shade and micro-climatic cooling
- Blend native Sonoran Desert materials with appropriate desert adapted plants from other regions
- Promote variation through individual expression by using the approved plant pallet
- Maintain continuity within the community
- Minimize hazards and liabilities

The custom lots within Estrella area characterized as either “undisturbed” or “pre-graded.” Undisturbed and pre-graded lots have different design requirements as described within this section.

4.2 Landscape Design Requirements for Undisturbed Lots

Each undisturbed custom lot consists of two character zones: Natural Areas and Private Areas that are described as follows:

Natural Areas

Natural Areas are defined as the area that occurs between the property line and the Building Envelope or building setbacks plus five-feet on each lot. Natural Areas are to remain in an undisturbed and natural condition.

Any disturbance to the designated Natural Area must be revegetated to a condition that closely matches the density and variety of the materials in the adjoining natural area. The homeowner or

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landscape designer must clearly identify on the landscape plans any proposed disturbance to Natural Areas and the appropriate revegetation techniques. A sample Revegetation Program has been prepared based on-site samples for similar conditions and is included in Section 4.4. The homeowner or landscape designer may use the attached sample Revegetation Program or submit an actual survey of the subject site if a different program is proposed.

Landscape Area

Landscape area is all disturbed areas less house footprint, driveways, patios, hardscape, pools, walkways, etc.

4.3 General Requirements for Landscape Areas

The following requirements apply to all undisturbed and pre-graded custom lots within Estrella:

Plant Material

Approved and prohibited plants and landscape material palettes for Estrella have been created to establish continuity within the community and to create a harmonious relationship with the surrounding natural desert landscape. A criterion for the approved and prohibited plants and landscape material lists is based on the appropriateness of plants to the existing desert environment. Some plants are potentially destructive to native species. Those materials are referenced within this section of the Guidelines (see [Section 4.7](#)) Plant and landscape materials not specifically listed on either the approved or prohibited plant list must be approved by the DRC prior to installation.

Additionally, Section 4.7 identifies other landscape materials that are prohibited from use within all custom home areas of Estrella.

Hydro seeding

Hydro seeding may be used in an addition to the required landscape or revegetation programs. In no circumstances will hydro seeding be permitted as a substitute for required plants. Landscape plans that include hydro seeding shall indicate plant mix and proposed application rate for the mix.

Irrigation

All newly installed plant material in revegetated Natural Areas and transition areas shall be watered with an automatic underground irrigation system. Irrigation systems should be designed to accommodate a temporary water schedule for any native plants installed within the landscape.

Decomposed Granite

In visible landscape areas within the undisturbed custom lots (i.e. restored Natural Areas and transition areas), use of local, on-site, native granite is required. The owner may stockpile material during construction for reuse during landscape installation. Screening the natural granite will create an unnatural appearance and is therefore prohibited. If supplementation of native granite is needed, imported granite shall be a minimum ¾" minus screened aggregate (minimum two-inch depth application over entire landscape area).

Within designated Private Areas, or as approved by the DRC, the lot owner, homebuilder, and/or landscape designer should use a natural desert colored decomposed granite. White, green, brick red, and/or other "unnatural" colors of decomposed granite are not permitted.

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Boulders

Use of boulders in the landscape is encouraged to create a natural setting subject to the following criteria:

- Boulders must be “surface select” granite boulders.
- If significant scarring of the boulder surface is present, the boulders should be placed to hide scarring or treated with a man-made desert varnish product as Eonite or Permeon.
- Boulders shall be installed in naturalistic manner (i.e.: buried approximately 1/3 below grade) and integrated within the landscape including other boulders, berms, or landscape materials such as plants, decomposed granite, and contouring.
- Boulders shall be a minimum size of 2'x2'x2'.

Riprap

Riprap may be used for erosion protection, storm-water management, or aesthetic applications subject to the following criteria:

- Riprap must be natural rock that matches or complements the decomposed granite native to the custom lot.
- Riprap may not be grouted unless dictated by erosion or drainage conditions as suggested by a Registered Engineer based on drainage subject to the approval of the DRC.
- Decorative riprap shall be 2 inch screened granite.
- Drainage riprap is to be engineered by Engineer of Record.
- In residential application, riprap may not exceed 10% of the total landscape area.
- River rock is not permitted.

Landscape Lighting

Landscape lighting is allowed in Estrella subject to the following criteria:

- All landscape lighting shall be approved by the DRC prior to installation.
- Landscape lighting shall be low-voltage, only unless approved by the DRC.
- Landscape lighting must be controlled with an electric clock or photocell device.
- All light sources must be shielded from view. Unshielded up lighting is not permitted in single-family residential applications.
- All wiring for light fixtures must be buried below grade, per the manufacturer's requirements.
- Controller equipment must be located in a discrete location or screened from view from the street or adjacent property.

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- Colored light bulbs, lens, or reflectors are not permitted.

Pools, Fountains, and Other Water Features

In situations where the builder is installing swimming pools or water features, the following standards apply:

- **Visibility:** Fountains and water features may be installed in rear yards and in front courtyards only and shall be limited in height to five-feet above the finished grade of the house. The design of such features must be compatible with the architectural character of the residence, submitted and approved by the DRC before construction or installation.
- **Pool Equipment:** All pool equipment must be appropriately screened from the view of adjacent neighbors, common areas, or street. Pool equipment must be placed in a location that minimizes noise impacts on adjacent neighbors. Slides, diving boards, or other accessories may not extend above adjacent walls or fences unless said equipment is part of the HOA owned common areas.
- In individual residential applications, pool and spa decks must be setback a minimum of five-feet from the adjacent property line fence or wall to provide an adequate landscape planting area between the deck and adjacent fence or wall.
- Back washing onto streets, common tracts, washes or easements is not permitted. Any applicable governmental regulations governing the disposal of pool water must be followed.

Hardscape Elements

Custom designed landscape elements such as sidewalks, patios, and pool decks are encouraged at Estrella subject to the following criteria:

- Material and color of proposed hardscape elements must be compatible with the architectural character of the community.
- Where practical, material, color, and texture of the hardscape elements should minimize solar reflectivity.

Palm Trees

Palm trees are not permitted within the custom home neighborhoods of Estrella. However, Sago and Dwarf Palms may be utilized within enclosed private areas of the home.

Turf Grass

Turf grass is only permitted within private, enclosed, areas of the lot.

Maintenance

Maintenance of the landscape and other incidental landscape items on individual single-family lots is the sole responsibility of the owner of the home.

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Rear Yards

Refer to the Estrella Community Handbook for information regarding fireplaces, barbecues, and other rear yard appurtenances.

Community Natural Areas

The master developer of Estrella has preserved an abundance of natural areas to help establish the overall character of the community. These spaces have been preserved due to their scenic quality or environmental sensitivity, and are to remain undisturbed without exception.

Designated natural areas that are disturbed as a result of previous activities or infrastructure construction are required to be restored to a natural appearance.

4.4 Vegetation Program for Custom Lots

4.4.1 Revegetation for disturbed Natural Area

The following represents the general requirements for the revegetation of disturbed Natural Area within the custom home neighborhoods. The homeowner or landscape designer may use the following sample Revegetation Program or submit an actual survey of the subject site if a different program is proposed.

<u>Plant Type</u>	<u>Plants per 3,000 Sq. Ft. *</u>	<u>Minimum Size</u>
Large Tree	1	36" box
Tree	2	24" box
Shrubs	10	5 gallon
Native Ground Cover	25	1 gallon
Accents	7	5 gallon

***Graded area established within the building envelope minus the house footprint and hardscape area equals the planted area.**

4.5 Revegetation / Landscape Plant List for Custom Lots

The plants listed on the following pages are pre-approved of use in custom home neighborhoods at Estrella. Other plants may be allowed if they are deemed appropriate for this location subject to review and approval by the DRC.

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4.6 Plans Required

Plans shall be drawn to scale (minimum 1"=20') and include a north arrow, plant schedule with all materials referenced by size, quantity, symbol, common, and botanical name. Indicate all other materials proposed including lighting, hardscape, water features, limits of grading, etc. Plans should reflect all existing and proposed improvements including property lines, building envelope, topography, residence, etc. Refer to checklist in Exhibit D.

4.7 Prohibited Landscape Materials List

The following materials are prohibited from use within custom home neighborhoods in Estrella.

Plants	Notes
• Palm Trees.....	Exception: Palms that are located in non-visible or private areas of the yard are acceptable.
• Acacia Species.....	Except as provided within the Approved Plant Lists.
• Pine Species.....	All
• Eucalyptus Species.....	All
• Ficus Trees.....	All
• Olive Trees.....	Exception: Fruitless olive trees are allowed
• Citrus.....	Exception: Dwarf varieties that are located in non-visible or private areas of the rear yard are acceptable.
• Mexican Palo Verde.....	All
• Cottonwood Tree.....	All
• Juniper Species.....	All
• Fountain Grass.....	All
• Desert Broom.....	All
• Common Bermuda Grass.....	Hybrid varieties that are located in non-visible or private areas of the rear yard are acceptable.
• Any plant not indicated on the Approved Plant List within this Section that will be visible in a mature state from outside the lot, unless the plant has been approved in advance by the DRC.	

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- Any non-native plants which can be expected to exceed 20-feet in height are prohibited within the undisturbed custom home neighborhoods of Estrella.

Other Prohibited Materials

- Polyethylene film under desert landscape areas.
- Steel, scalloped, concrete, or wooden headers or borders.
- Colored rock other than that described herein.

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SECTION FIVE – CONSTRUCTION REGULATIONS

5.1 Construction Standards and Requirements

This section establishes standards and requirements for all custom homebuilder construction activity at Estrella. The goal of this section is to minimize disruption on surrounding neighborhoods during the construction process and assure that damage caused by the construction process is avoided.

5.2 OSHA Compliance

All applicable Occupational Safety and Health Act (OSHA) regulations and guidelines must be observed at all times.

5.3 Construction Deposit

To guarantee that the Guidelines are adhered to, each Builder/Owner, prior to the start of construction, shall post a Construction Deposit (Deposit) in an amount established by the New Construction DRC to the respective Home Owners Association. Should it become necessary for the DRC or Association to remedy any violation of the Guidelines, the costs of such remedy will be charged against the Deposit. Additionally, if violations of the Declaration, the Guidelines, or Rules exist upon the Lot during construction, and the Association imposes fines for those violations, those fines will be charged against the Deposit.

The DRC or Association representatives will perform policing of the building sites during construction. Violation of the Guidelines will be reported to the Association's Compliance Manager, who will send a letter to the Builder/Owner responsible for the construction site. The Compliance Manager will contact the Builder/Owner by phone specifying the violation and a timeframe to cure the violation. A letter will be sent to the Builder/Owner to document the violation. Failure to cure the violation within the specified timeframe, will result in the Association taking action to cure the violation and the costs for cure charged against the Construction Deposit.

5.4 Licensed Contractor/Owner and Pre-Construction Conference

An Arizona licensed contractor is required to construct improvements on the building sites unless construction permit is being pulled by Owner as Owner/Builder.

Prior to commencing construction, the Builder/Owner shall meet with the DRC's representative to review construction procedures and to coordinate construction activities.

5.5 Construction Trailers, Portable Field Offices, Etc.

Any builder who desires to bring a field office or similar structure to Estrella shall apply for and obtain written approval from the DRC. The DRC will work closely with the builder to determine the best possible location for such facilities. Such temporary structures shall be placed only in a location approved by the DRC and shall be removed upon completion of construction.

Field office structures shall be regularly maintained and painted. They shall include stairs, landings, standard trailer skirting, landscaping, and be kept in a neat and tidy condition at all times. Identification signage shall be subject to DRC approval, and must meet all applicable municipal ordinances.

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5.6 Debris and Trash Removal

Each builder shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site at least once a week to a dumping site located outside of Estrella. Lightweight material, packaging, and other items shall be covered or weighted down to prevent wind from blowing such materials off the construction site, or be stored in contained bins. Builders are prohibited from dumping, buying, or burning trash anywhere in Estrella.

Any clean-up costs incurred by the DRC or the Association in enforcing these requirements will be billed to the Builder.

Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed by the builder from public or private roads, open spaces, driveways, or other portions of Estrella. Neighborhood streets shall be swept weekly during periods of heavy construction activity.

5.7 Sanitary Facilities

Each builder shall be responsible for providing adequate sanitary facilities for his or her construction workers. Portable toilets or similar temporary toilet facilities shall be located only on the site itself or in areas approved by the DRC. Pumping of sanitary facilities must occur as necessary and pumped in a way to avoid odors and spillage. Portable toilets must be secured to the ground.

5.8 Building Envelope Fencing

To protect the natural area outside the disturbed area on custom lots from damage due to construction operations, a temporary fence shall be installed to completely enclose the final approved building envelope. Such fence shall not encroach outside the building envelope line. The fence will have a single entrance located at the driveway, and will remain until completion of construction. The fence is to be promptly removed following completion of construction. Silt fencing should also be included as part of the Storm Water Prevention Plan.

Any construction trailers, sanitary facilities, construction material storage, and trash receptacles must be contained inside the fence. Under special circumstances, and only with prior DRC approval, construction materials may be stored outside the fence.

In the event it is necessary to conduct construction activities outside the building envelope, the Owner shall provide the DRC with a boundary description and re-vegetation plan for the proposed encroachment. Such encroachment shall be restored to its original condition upon completion of construction.

5.9 Vehicles and Parking Area

Construction crews shall not park on, access, or otherwise use, other property within the community or any open space. Private and construction vehicles and machinery shall be parked only within the boundaries of the construction site. All vehicles will be parked so as not to inhibit traffic, and within the construction areas so as not to damage the natural landscape or project improvements.

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5.10 Preservation and Protection of Natural Features

Builders are advised that the undisturbed open spaces throughout the community contain valuable, native plants and other natural landscape materials that must be protected during construction, including: topsoil, rock outcroppings and boulders, and plant materials.

Damage to such elements and features is subject to a penalty imposed by the City of Goodyear and the respective community association. Materials that cannot be removed must be marked and protected by the builder with flagging, fencing, or barriers. Any trees or branches damaged during construction must be promptly cleaned up and restored or removed immediately from the construction site.

5.11 Protection of Washes

All work in the vicinity of a natural wash, designated as a "Water of the United States", (404) shall be subject to the rules and guidelines described in the Memoranda to Designers/Builders/Subcontractors/Owners, which is attached as Exhibit A.

5.12 Dust and Noise Control

The builder shall be responsible for controlling dust and noise from the construction site and adjacent right-of-way and easements and obtaining all necessary permits. The sounds of radios or any other audio equipment used by construction personnel must not be audible beyond the property perimeter of any lot; repeated violations of this provision will precipitate a total prohibition of any on-site use of radios or audio equipment during construction.

5.13 Erosion Control

The builder shall be responsible for installation and maintaining erosion control fencing to protect open space areas (right-of-way) and/or adjacent properties from impacts caused by erosion and sediment deposit.

5.14 Excavation Materials

Excess excavation materials must be hauled away from the Estrella Community prior to final inspection.

5.15 Blasting

If any blasting is to occur, the DRC or its designated representative must be informed far enough in advance to allow for proper investigation and confirmation that all appropriate measures, including protective actions, have been taken prior to the blasting. No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the DRC. Applicable governmental regulations and approvals must also be reviewed and obtained prior to any blasting activity.

5.16 Street Repair and Property Damage

Damage and scarring to other property; including, but not limited to, open spaces, roads, driveways, and/or other improvements will not be permitted. Lot owners will be held responsible for the acts of their contractors, subcontractors, or agents. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the builder.

Upon completion of construction, each builder shall clean his or her construction site and repair all property which was damaged during construction including, but not limited to, restoring grades, replacing landscaping, and repairing streets, bridges, driveways, pathways, drains, culverts,

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ditches, signs, lighting, and fencing. The DRC or its designated representative will inspect the site with the builder to assess all such damage following completion of all such construction activities.

5.17 Prohibited Activities

The following activities are prohibited at Estrella by all parties affiliated with a home's construction:

- Changing oil on any vehicle or equipment on the site itself or other than at a location designated for that purpose by the DRC.
- Allowing concrete suppliers and contractors to clean their equipment other than at locations designated for that purpose by the DRC.
- Carrying or discharging of any firearms on the property.
- Consumption of alcoholic beverages on the construction site.
- Consumption of controlled substances on the construction site.
- Using disposal methods other than those approved by the DRC.
- Careless disposition of cigarettes and other flammable material. At least one 10-pound ABC-rated dry chemical fire extinguisher shall be present and available in a conspicuous place on the construction site at all times.
- Radios or other audio equipment that can be heard outside the construction site.

5.18 General

No pets may be brought onto the property or construction site.

Access to the construction site shall be over the existing road system unless an alternative access point is approved in advance by the DRC.

The builder shall be responsible for controlling dust and noise on the construction site.

Daily working hours for each construction site must be in compliance with the [City of Goodyear's noise ordinance \(11-1-8\)](#). Be sure to refer to the ordinance to ensure compliance. Construction activity and work on Sundays is prohibited.

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SECTION SIX – DESIGN REVIEW PROCEDURE

6.1 Approval Required

All residential development and improvements must be applied for and approved by the DRC prior to any construction. The applicant is responsible to provide all necessary design drawings, specifications, and other materials necessary for the DRC to appropriately review the application. All improvements shall be constructed only in accordance with approved plans.

The Declarant or its Association shall be entitled to all remedies provided in the CC&Rs. These may include removal and repair of all improvements at the expense of the builder. It shall also include a fine assessed daily for starting construction without approval.

All applicable codes and regulations, including, but not limited to building, zoning, health, safety, and fire codes must be met. DRC approval of a project does not imply and may not be construed as satisfying any other governing body's applicable codes or regulations. In cases where this document and the strictures of another body or bodies both are applicable, the most restrictive shall apply.

6.2 Exemptions, Waivers, and Conflicts

The following activities do not require the approval of the Declarant or its Association (it is recommended that one confer with the Declarant or its Association to confirm any exemptions):

- Addition of vegetation to a property in accordance with a previously approved landscape plan.
- Modifications to the interior of a structure when those modifications do not materially affect the outside appearance of the structure.
- Repainting and/or maintaining in original colors.
- Repairs to a structure in accordance with previously approved plans and specifications.
- Removal of dead or diseased vegetation subject to replacement as provided in the landscape guidelines herein.

6.3 Minor Applications

Certain design review applications can be considered minor applications and can be approved without going through the full design review process. The determination of whether or not an application is minor and the items to be submitted will be made by the Declarant or its Association at the preliminary review as described above.

6.4 Future Amendments and Updates

Estrella is an evolving community, and it is expected that this document will be amended and updated from time to time to reflect the current state of the art in sustainable community design. Applicants should consult the DRC for any changes to the document prior to commencement of any design work. It is the responsibility of each lot owner to obtain and review a copy of the most recently revised version of the Guidelines.

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A detailed list of review procedures and an application form are contained later in this section. All temporary and permanent improvements at Estrella must be submitted to the applicable DRC and approved by the DRC in writing prior to the start of construction.

6.5 Review Procedures

The DRC has established a general restriction which prohibits any structure from being placed, erected, or installed upon any lot, and prohibits any improvements (including staking, clearing, excavation, grading, and other site work and planting of landscape materials) from taking place prior to written approval of the DRC.

The DRC has the responsibility to administer the Guidelines and review all applications for new construction. The Guidelines are not the exclusive basis for decisions of the DRC and compliance with the Guidelines does not guarantee approval of any application.

All buildings and structures erected within Estrella must also comply with all applicable City, State, or Federal codes. Review and approval of any application is made based on aesthetic considerations only and the DRC shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction of modifications, nor for ensuring compliance with building codes and other governmental requirements.

Plans and specifications for new, custom home construction, additions and modifications must be submitted to the DRC. All applications must be submitted to:

**Estrella Design Review Coordinator
Community Services Office
17665 W. Elliot Road
Goodyear, AZ 85338**

The Design Review Coordinator may be reached at: (623) 386-1112.

6.6 Electronic Submittal Standards

All design submittals are required to be electronically submitted.

Electronic submittals shall consist of the following requirements:

- File formats shall be in Adobe Acrobat (PDF) format. PDF documents shall be from an original document. Layout sizes shall be specifically called out in each design review section below. Final PDF documents must be assembled as complete sets (as it would be done in a hard copy format), rather than individual pages.
- PDF output settings must consist of:
 - Adobe Acrobat compatibility of 6.0 or higher
 - Minimum 400 DPI
 - No security settings
- Electronic files shall use a naming convention that will easily allow reviewers to know what each file is without having to open the file, Drawing Name, Parcel, Lot Number, Preliminary, or Final.
- Plan title must include parcel number, lot number, address, and owner's name.

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All files may be submitted by email or a flash drive.

The custom home design review process consists of one Pre-design review, two Preliminary reviews, and one Final review.

6.7 Pre-Design Conference

The Pre-Design Conference is the first stage of plan review. It is meant to serve as an informal meeting to convene with a DRC Representative for the purpose of discussing such topics as the collective vision of Estrella, the proposed/conceptual plans of the applicant, and to resolve any questions regarding the community's building requirements.

To begin the review process for a new custom residence, the lot owner shall submit a Custom Home Construction Application with the required non-refundable application fee. The lot owner, with the Architect, Designer, and/or Builder may then meet with the DRC or a representative of the DRC to discuss the opportunities and limitations of the lot, review any conceptual planning issues, and answer any questions regarding the Guidelines. This meeting may be held on-site if specific site issues need to be observed. The materials for this meeting must include:

- A topographic survey
- A plan diagram of how the spaces of the home are to be arranged on the site. This includes, but is not limited to, driveway, garage, rooms of the home, exterior hardscape areas, pools, fountains, casitas, etc.
- A sketch of the proposed elevation and/or graphic imagery that shows the overall aesthetic proposed for the home.
- Any other information needed to communicate the design direction.

This meeting does not restrict design decisions that may be made or changes in approach that may happen during the design process.

It is in the best interest of the owner's time and money to have the pre-design conference take place before any detailed designs or drawings of the home are prepared. The DRC will prepare a letter within ten (10) working days of the pre-design meeting date confirming any of the decisions or directions resulting from the meeting.

6.8 Preliminary Submission

Preliminary Design Submittal Contents

The contents of the submittal information shall include the following items described in this section. All plans shall be prepared, stamped, and certified by a professional Architect, Designer, Engineer, Landscape Architect, etc.).

1. Site Survey at a scale not less than 1" = 20'-0" prepared by a land surveyor licensed in the state of Arizona drawn showing lot boundaries and dimensions, existing topography, setbacks, utilities, and easements.
2. Civil Plan at a scale not less than 1"=20'-0" prepared by a Civil Engineer licensed in the State of Arizona. The plan shall show the entire lot, building envelope, City of Goodyear setbacks, proposed buildings and other structures, driveway and parking area(s), patios, pools and water features, walls, fences, proposed utility locations, finish floor elevation(s), established pad elevation (if any), site grading (with existing and proposed contours at maximum 2' intervals), cut and fill ratios, percentage of lot disturbance (including all under-

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roof and paved areas), and existing natural features (rock outcrops, washes, trees and major vegetation) with their proposed status. A description of any proposed revision to the building envelope with area calculations and changes must also be included. See attached checklist.

3. Floor Plan at not less than 1/8" = 1'-0' showing rooms with room names, finish floor elevations and patios, sidewalks, walls and fences attached to building. Existing topography should appear underneath the plan of the home.
4. Roof Plan at not less than 1/8" = 1'-0' showing roof slopes, roof materials, scuppers, and/or downspouts. Elevations of rooftops relative to natural grade below must also be shown. Be advised that this is not a Roof Framing Plan.
5. Exterior Elevations of all sides of the residence at not less than 1/8" = 1'-0' showing existing and proposed grades, building materials, and *heights of the structure above natural grade*. Include adjacent walls and structures as required to describe the overall expression of the home when viewed from surrounding properties.
6. Two building site sections showing existing and proposed grades and maximum allowable heights pertaining to the subject lot. At least one section must be taken perpendicular to site slope to show any significant cut/fill conditions.

SITE SECTIONS, [Section 6.8.6](#)

Provide the following information (scale: 1/8"=1'0" minimum):

☐ Show sections through the building and the entire site from property line to property line. (This may require additional sections at a smaller scale.)

☐ Show retaining and screen walls, as well as the street and note the street elevation.

☐ Existing pre-construction grades (dashed line) and new finish grades (solid line).

☐ Floor and roof elevations noted.

☐ Building Height and Bulk Plane Setback requirement ([Section 3.2 and 3.3](#))

☐ Show dashed line at 24-feet above natural pre-construction grade.

☐ Show dashed line representing the Bulk Plane Setback at both ends of the Building Envelope. [Section 3.3](#)

7. Window details shall show the dimension of the 4-inch window recess.
8. Preliminary Landscape Plan at the same scale as Civil Plan. Included with the preliminary plan is the Landscape Compliance Worksheet. Without this worksheet, the submittal will not be reviewed and returned.
9. Additional Information: the Declarant or its HOA may require additional plans, drawings, specifications, samples, or other material if deemed necessary to determine whether a project will comply with the Guidelines.
10. Standard Information: all plans are to include north-arrow vicinity map, scale, owner's name, address, phone, and date. All plans shall include the name of the Architect/

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Designer, Landscape Architect/Designer, and Engineer. All plans should be of a consistent scale of adequate size to convey all necessary information. Any other drawings not requested will not be reviewed.

If the preliminary submittal is approved by the DRC, the applicant will be permitted to proceed directly to working drawings on all aspects of site and building. Should significant modifications be necessary, revised preliminary plans focusing on the portions of the plans requiring redesign will need to be resubmitted for DRC review.

6.9 Final Design Review

Design Review Submittal Contents

The purpose of the final submittal is to confirm that the applicant has incorporated the preliminary design as approved by the DRC into the final design and working drawings. All plans shall be prepared, stamped, and certified by a professional Architect, Designer, Engineer, Landscape Architect, etc.).

The applicant must prepare and submit the following for final review by the DRC:

Home Information – Information requirements:

1. Exterior Home Elevations:
 - a) Architectural drawings showing dimensioned views of all typical building surfaces with fenestration, materials, graphics, site and screen walls, or any other visible features and dimensions.
 - b) Provide color rendering of front elevation.
2. Floor Plans
3. Site Sections: Vertical cross-sections should be provided to show building mass relationships to natural and proposed grades and roof forms. At least one section should be taken perpendicular to natural grade.
4. Color/Material Samples: Digital samples of all exterior materials and colors must be provided, including paint colors, roof tiles, and stucco type and finish. Light Reflectivity (LRV) of all paint samples is to be included.

Landscape Plans showing the entire lot and describing the following:

1. Natural and private areas with all disturbance areas clearly delineated (as applicable).
2. Location, size, and species of existing Saguaros and existing trees to remain or be reused.
3. The locations of materials used for exterior walks, driveways, patios, and any other hardscape materials.
4. Locations and fixture cut sheets for all landscape lighting.
5. Locations and description of pools, spas, and water features including equipment locations and screening techniques.

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6. Location and description of all site walls, fencing and gates. Top of fence/wall heights are to be included. This should also be noted on the Civil Plan.
7. Locations and sizes of imported boulders and/or ornamental objects.
8. Landscape Compliance Worksheet. Without this worksheet, the submittal will not be reviewed and will be returned.

Complete grading plans showing all existing and proposed topography and design for dealing with drainage and run-off.

Exterior Material and Color Sample Board including samples of all major building materials, but not limited to proposed paint samples, include manufacturer's published light reflectivity values (LRV) for each color, stone samples, ornamental metals or stones, window frame material and color, front door, garage door(s), etc.

Fixture Cut Sheets for all surface mounted building lights demonstrating how the light source(s) will be shielded.

6.10 Review Schedule and Approval

The Declarant or its HOA will take action on design review submittals as soon as practically feasible, but within a maximum of 45 calendar days of a complete design submittal. The DRC shall determine in its sole discretion if a submittal is complete, and has the right to reject any submittal that contains incomplete or insufficient information. If the submittal is found not to be in compliance with the Guidelines, the Declarant or its HOA shall provide a written description of the areas in which the submittal does not comply and note the steps to be taken to obtain approval. An affirmative approval must be received in writing from the DRC. Final architectural plans incorporating any changes required by the DRC must be submitted and approved prior to the commencement of construction. The DRC's approval of the final design is valid for 12 months.

6.11 Review Fees

A design review fee must be submitted with the completed application and submittal package. The fee must be made payable to the correct Homeowner's Association (please check with the DRC prior to your submittal to determine the current fee and Homeowner's Association). This fee will cover both the preliminary and final review. Project revisions initiated by the builder or the City of Goodyear after final approval of the DRC, other than those revisions required by changes in codes or ordinances, will require resubmittal and review of all new exhibits, and may require payment of additional design review fees.

Final submittals, which do not reflect modifications requested by the DRC on the preliminary submittal, are subject to resubmittal fees up to the amount of the original application fee, depending on the degree of non-compliance.

Revisions to the plans after final approval has been granted shall be submitted to the DRC for review. All such revisions may be subject to an additional review fee.

Information regarding design review fees can be obtained by contacting the Estrella Community Services Offices at: (623) 386-1112.

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6.12 Approvals

Construction activities on any custom lot may not begin until the DRC has provided final written approval of all required plans and information. All approvals are valid for one year, after which time the approved plans must be resubmitted for re-approval by the DRC. In this circumstance, the DRC has the right to charge an additional review fee.

In order to complete the process and obtain a Final Inspection from the DRC, the applicant must submit a notice of completion to the DRC upon completion of all construction activities.

NOTE: Owner shall have one year to commence construction after home designs have been approved. Construction of the home must be completed within one year from the start of construction.

6.13 Construction Document Review

The purpose of the construction document review is to ensure that construction documents conform to the originally approved plans. Any changes to the plans or new information should be brought to the attention of the Declarant or its HOA in a cover letter. Submittal for this review shall include construction plans and specifications.

6.14 Construction Review

An on-going periodic review of construction of the project will be undertaken to ensure conformity to the approved design. Deviations will be brought to the applicant's attention along with the measures that the Declarant or its HOA requires to mitigate or eliminate the deviation. Absence of such inspection or notification during the construction period does not constitute an approval by the DRC of work in progress or compliance with the Guidelines. The applicant shall provide written notice that construction has been completed and request the Declarant or its HOA to make a final inspection and review.

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SECTION SEVEN – RELIABILITY STATEMENT

The Design Review Committee (DRC) (including any member thereof), the Association and the Board of Declarant shall have no liability to any owner or any other party for damage, loss or prejudice suffered, or claimed in connection with the compliance with the Guidelines or any review, study, and/or approval of any documentation submitted pursuant hereto.

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SECTION EIGHT – DEFINITION OF TERMS

Amenities

Pools, sport courts, tot lots, gazebos, benches, water features, or gathering areas meant as a social or functional focus for a neighborhood.

Arcade

A covered, arched passageway or gallery.

Architect

A person appropriately licensed to practice architecture or landscape architecture in any of the United States.

Balcony

A cantilevered, non-livable, exterior space that is accessible from an upper story of a residence.

Builder

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

Builder Parcel

Any parcel of undeveloped land within Estrella, which is to be subdivided and/or developed by a single builder.

Builder's Deposit

The amount as specified by the Design Review Committee (DRC), which a Builder must remit prior to beginning any residential construction in Estrella. If the Builder or any of his agents should violate the Declaration or the Guidelines and it becomes necessary for the DRC to remedy the violation, the cost of the remedy may be charged directly to the Owner/Builder or against the Builder's Deposit. This amount is subject to change at the sole discretion of the DRC. Repeat violators will be required to post additional deposits with the DRC prior to re-starting work.

Building

Any structure for shelter or enclosure of property of any kind. Each portion of a building separated by a dividing wall without openings may be deemed a separate building when issuing building permits.

Building, Height of

Vertical distance measured from original natural grade directly below point of measurement to the highest point of coping of flat roof, or to the highest gable of a pitch or hip roof.

Casita/Guest House

A secondary structure with livable space either attached or detached from the principal residence.

Community Open Space

Parks and open space outside the boundaries of an individual lot, usually maintained by a Homeowner's Association.

Courtyard

An outdoor space defined by building walls on 3 1/2 sides.

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Custom Home

A home that is principally designed to meet the specifications of the person who commissioned it. A house is not truly a “Custom Home” unless an Architect or a certified Designer has closely studied the land, reviewed the Guidelines, and interviewed the party commissioning the work to produce a unique home that is “Custom” made for the people who will live there.

Declaration

“Declaration” means Declaration of Covenants, Conditions, Restrictions, and Easements as amended from time to time by the Declarant.

Declarant

The Declarant shall mean and refer to NNP III-Estrella Mountain Ranch, LLC.

Design Review Committee (DRC)

Means the DRC established pursuant to the Declaration, responsible for review and approval of new residential construction projects within Estrella.

Designer

An individual who has demonstrated competency in the site analysis, planning, and technical knowledge in the architectural design of houses on custom lots with topographic constraints such as hillside and washes.

Design Guidelines

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

Building Envelope

The portion of a lot that is the maximum allowable developable area in which all construction and disturbance must occur. This includes all structures, driveways, parking, non-native landscaping, water surfaces, decks, walks, and improved recreation facilities as approved by the DRC. Modification of the Building Envelope can only be made by the DRC. Underground utilities may be located outside of the Building Envelope.

Excavation

Any disturbance of the surface of the land (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other substance from a depth of more than 12 inches below the natural surface or the land or any grading of the surface.

Fill

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

Four-Sided Architecture

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

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Frontage

All property on one side of a street between two intersecting streets (crossing or terminating) measured along the line of a street (if street is dead end, then all property abutting one side between intersecting streets and dead end streets), including property fronting on a cul-de-sac.

Gazebo / Ramada

A solid roofed structure that offers an open view of the surrounding area, typically used for relaxation or entertainment. Gazebos / Ramada's are to be set back 10 feet from all property lines.

Improvements

Any change, alteration, or addition to a Lot, including any excavation, fill, residence or buildings, out buildings, roads, driveways, parking areas, walls, retaining walls, stairs, patios, pools, courtyards, hedges, lights, poles, signs, and any structure or amenity of any type or kind. Exterior art and sculpture, which is visible from a Neighboring Lot or Community Open Space, is also considered an Improvement.

Indigenous Species

Any species of plant, whether groundcover, shrub, cactus, or tree, that is found in any Natural Area of Estrella and as referenced in the Guidelines.

Light Reflective Value (LRV)

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

Landscaped Area

Area improved through harmonious combination of trees, shrubs, ground space cover, and natural topping material (boulders, rock, stone, granite, or other approved material). The area shall be void of asphalt or concrete pavement, except where walks are allowed or is approved as part of the landscape plan.

Loggia

A covered, outdoor space, generally defined by a colonnade or similar element, with two or more access points into the residence.

Lot

Legally created parcel of land occupied or intended for occupancy by one building, with its accessory building and used customarily incidental to it, including open spaces required by this ordinance and having its principal frontage upon a street.

Lot Area

Net area included within the lot lines after all rights-of-way dedications have been made.

Lot Line

Front Lot Line shall be determined as follows:

- **Corner Lot**

Shorter of two lot lines adjacent to streets as originally platted or laid out. Where lot lines are equal; the front lot line shall be that lot line obviously front by prevailing

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custom of other homes on the block. If such front is not evident, then either may be considered the front of lot, but not both.

- **Interior Lot**
Lot line bounding a street frontage.
- **Side Lot**
Side lot lines are those lines connecting the front and rear lot lines.

Manufacturing

Fabricating or assembly of materials into finished or partially finished products by hand or machinery.

Neighborhood

Any parcel or subdivision, as defined in the community final map, sold for residential development.

Open Space

All land, improvements, and other properties now or hereafter designated as such on the Plat, or the Declaration.

Owner

The Owner of a lot. For the purpose herein, the Owner may act through such Owner's agent, provided that such agent is authorized in writing to Estrella, to act in such capacity.

Parcel

A defined land area within Estrella that is identified with a planned and zoned land use that prescribes how the land area is to be developed.

Pergola

An archway or structure consisting of a trellised or slatted framework used as a support for trained climbing or trailing plants. Pergolas are to be set back 5 feet from all property lines.

Residence

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

Structure

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

Visible from Neighboring Property

Means, with respect to any given object, that such subject is or would be visible to an individual who is standing at ground level on neighboring property, including public rights-of-way. The degree and type of screening necessary to cause the object to not be visible from neighboring property shall be subject to DRC review and approval.

Walls/Fences

Wall shall mean 6-inch block material. Fence shall mean wrought iron fence material.

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Yard (Setback)

Open space at grade level between building and adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward width of side yard, depth of front yard, or depth of rear yard measured as a minimum horizontal distance between lot lines and a main building.

- **Yard, Front**

Open, unoccupied space on the same lot with a main building, extending the full width of the lot, and situated between a street line and a front line of the building projected to the side lines of the lot.

- **Yard, Rear**

Open, unoccupied space on the same lot with a main building, between the rear line of the principal building and the rear line of the lot, extending the full width of the lot.

- **Yard, Side**

Open, unoccupied space on the same lot with a main building situated between the building and the side line of the lot, and extending from the front yard to the rear yard.

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EXHIBIT A – U.S. WATERS MEMORANDUM

TO: All Designers/Builders/Subcontractors/Owners

RE: Rules for Working Adjacent to a Water of the United States as allowed by the Estrella 404 Permit.

DATE: September 12th, 2000

SunChase Estrella Limited Partnership has obtained a permit from the U.S. Army Corps of Engineers, which allows limited impacts on certain “Waters of the U.S.” within Estrella under certain limited conditions. The 404 Permit contains a copy of a 401 Certification by the Arizona Department of Environmental Quality. **Designers must read the 404 Permit including the 401 Certification. Compliance with the conditions set forth in the 404 Permit and the 401 Certification is mandatory.**

The term “Waters of the U.S.” includes certain dry washes, which are common throughout Estrella. “Waters of the U.S.” are protected by law and must be avoided to the fullest extent possible.

For each Lot sold after January 1st, 2000, the owner received a diagram showing the general location of the “Waters of the U.S.” for such Lot and showing (a) the type of construction activity allowed within the “Waters of the U.S.”, (b) the precise location and acreage which will be allowed to be impacted, and (c) the calculations made to determine such acreage. The owner also signed a statement accepting and promising to comply with the terms and conditions of the 404 Permit as it pertains to the Lot and promising not to impact any of the “Waters of the U.S.” other than as set forth in the diagram.

The DRC of the Estrella Community Association and the Villages Community Association has diagrams showing the general location of “Waters of the U.S.” for each Lot in the custom lot subdivisions at Estrella.

These diagrams are only a guide. Field determination is necessary for site planning and site design. Designers must walk the site to determine actual limits of any “Waters of the U.S.” on a Lot.

The following general rules must be followed:

- 1) No work is allowed within a wash unless permitted by the DRC. *If in doubt, ask the Design Review Coordinator for the DRC!*
- 2) Prior to development activities and prior to discharge of any material into a “Water of the U.S.”, the owner or designer must submit to the DRC a site specific development plan showing the proposed development and the precise location in acreage of jurisdictional waters to be impacted and fully disclosing the type of construction causing the jurisdictional discharge and the calculations made.
- 3) A copy of the 404 Permit, including a copy of the 401 Certification, must be included in all contracts for work in or adjacent to “Waters of U.S.” Each construction contract must include a

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clause requiring compliance with the 404 Permit. A copy of the 404 Permit must be posted in a water-resistant location at the construction site where workers may see it.

- 4) The Arizona Department of Environmental Quality must be notified within 7 days of all start dates (include start date, name and phone # of prime contractor and contact person) and when work completed.
- 5) Six foot chain-link fencing must be installed around "Waters of the U.S." prior to any construction work commencing.
- 6) Fencing must be maintained at all times.
- 7) The following activities are prohibited:
 - a. Disturbing vegetation (trees, bursage, cacti, etc.) beyond the fence line.
 - b. Using wash corridors as transportation corridors or haul routes, etc;
 - c. Any activities in a wash when water in the wash; including fording flowing washes with construction equipment;
 - d. Storing petroleum products within 25 year flood boundary of washes;
 - e. Using water for dust control that contains contaminants.
 - f. Draining materials, including water from concrete formation or equipment washing, into washes;
 - g. Using materials that leech pollutants into surface waters;
 - h. Using contaminated materials with an ordinary high water mark of washes;
 - i. Discharging water into washes unless it meets water quality criteria;
 - j. Placing stock piles, debris, dams, etc., within the washes any time. Even minor windrows of dirt (from crossing a wash) must be knocked down so as not to impede any amount of flow. Promptly clear washes of all false work, piling debris, or other obstructions.
- 8) Any fill material must be on-site, non-contaminated fill.
- 9) Those driveway and utility crossings that are allowed must minimize construction disturbance impacts and are not permitted outside the areas designated in the diagrams. Driveway and utility crossings must be designed to allow normal storm flows to pass unimpeded. No significant change to the hydraulic conditions upstream is permitted. All pipe and box culverts must have end sections or headwalls to dissipate water energy and rock riprap to control erosion.
- 10) Utility lines must be buried and not exposed to surface water; all utility crossings below grade must be returned to pre-construction contours.

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- 11) Driveway crossings that impact "Waters of the U.S." must include a culvert or be constructed at grade. At-grade crossings must be either concrete or asphalt. Any bridged crossings may only be constructed of concrete piling, concrete supporting walls, galvanized steel culverts, or aluminum.
- 12) All disturbed areas within "Waters of the U.S." must be restored to the fullest extent possible. Revegetation of disturbed areas, even within permitted disturbances, may be required as a condition to the approval of the DRC.
- 13) Any plant salvage or removal operations must comply with the law. Information from the Arizona Department of Agriculture is available from the DRC. This information must be provided to all contractors and staff involved with plant salvage and removal operations. Any salvageable plants must be removed to locations designated by the New Construction DRC.
- 14) Guidelines for Handling Sonoran Desert Tortoises Encounter on Development Project, developed by Arizona Game and Fish Department (January 17th, 1997) must be followed.

ALL Superintendents, Foremen, Laborers, and Subcontractors must be informed of these rules bi-weekly.

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EXHIBIT B – ANTENNAE AND SATELLITE DISH

The following antennae and Satellite Dish are not permitted:

1. Antennae or dish that only transmit signals
2. Antennae or dish that interfere with reception of video signals by other homes
3. Antennae or dish mounted on roofs or buildings
4. Antennae or dish in common areas
5. Dishes greater than one meter in diameter

Unless prohibited above, an antennae or satellite dish may be installed only:

1. Inside the attic, garage or living area of a home; or
2. Outside in the back or side yard of a home. Outside installation is allowed only if the plans and specifications for location, attachment, safety, and screening are approved in writing by the DRC for compliance with the following standards:
 - a) Antenna or satellite dish must be properly bolted and secured in a workmanlike manner.
 - b) Antenna or satellite dish must be located behind a solid wall, fence, or perennial landscaping in the side yard or back yard of the home.
 - c) Antenna or satellite dish must be screened by the above fence or landscaping, to the greatest extent possible, in order to prevent it from being seen from any street, common area or neighbor home; and
 - d) Antenna or satellite dish must be no higher than the fence or landscaping that is screening it from view.
 - e) Antenna or satellite dish wires must be encased.
 - f) All of the antenna or satellite dish, excluding the transmitter is required to be painted to match the home.

The Lot Owner is liable for all damages to Association property, personal property, animals, and persons caused by the Owner's installation of an antenna or satellite dish.

These location, installation, and screening requirements are based on aesthetics, non-interference with reception by neighbors, preservation of property values and safety, including avoidance of injury or property damage from improperly installed or otherwise dangerous antennas or satellite dish.

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ALTERNATIVES WHEN “IMPAIRMENT” IS CLAIMED:

If an Owner demonstrates to the Association’s reasonable satisfaction that the association’s rule impairs that particular Owner’s reception, then the Association will need to make exceptions to the rule on a case-by-case basis to accommodate the Owner in receiving unimpaired reception. Nonetheless, the Association may still impose other reasonable restrictions on the Owner relating to “Safety” or within the other specific parameters allowed by the FCC rule. Making an exception for one home does not mean the exception has to be allowed for other homes when the exception is not needed for unimpaired reception by these other homes.

The Association absolutely does not need to make exceptions for any of the following:

1. Unsafe installation locations.
2. Dangerous construction.
3. Dishes greater than one meter in diameter.
4. Transmitting only antennas.
5. Installations that interfere with reception of video signals by others.
6. Unsafe antennas.
7. Attachment to common areas, general common elements, or in the case of non-exclusive use or control of limited common elements of a condominium.
8. Reasonable procedures and pre-approval requirements to assure compliance with Association rules.

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Exhibit C – CUSTOM HOME CONSTRUCTION APPLICATION

Property Address: _____ Application Date: _____

Parcel Name and Number: _____ Lot Number: _____

Owner's Information

Owner's Name

Phone Number

Mailing Address

City/State/Zip

E-mail

Contractor/Builder Information

Contractor/Builder Name

Phone Number

Business Address

City/State/Zip

E-mail

Architect/Designer Information

Architect/ Designer Name

Phone Number

Business Address

City/State/Zip

E-mail

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Meetings & Submittals

Pre-Design Meeting

Preliminary Submittal

Final Submittal

Scheduled Date

Pre-Submittal Date

Final Submittal Date

Scheduled Date

Pre-Submittal Date

Final Submittal Date

"A custom home is defined as a home that is principally designed to meet the specifications of the person who commissioned it. A house is not truly a "custom home" unless an architect or certified designer has closely studied the lot, reviewed these Custom Home Residential Design Guidelines and interviewed the party commissioning the work to produce a unique home that is "custom" made for the lot the home will be built on, and for the people who will live there. "

The submittal of this application in no way constitutes approval of the proposed plan. Written notification of the DRC's decision will be supplied to the Applicant within 30 days after submission of all requested information. Such approval shall not constitute an approval, ratification or endorsement of the quality or architectural or engineering soundness of the proposed improvements and neither the DRC nor the Association shall have any liability for any defects in the plans, specification or improvements. Construction must not begin until the DRC has reviewed and approved the plans in writing.

As Applicant, I have read and understand the EMR Custom Lot Design Guidelines and applicable CC&R's concerning design and construction in Estrella. The Applicant further acknowledges that it is their responsibility to help all parties employed by them to assist in the design and construction of their home to follow and abide by these design guidelines. As Applicant, I acknowledge that the persons reviewing the plans and specifications will change with time and opinions on aesthetic matters, as well as interpretation and application of the guidelines, may vary accordingly. I agree to pay any costs incurred by the Association if I fail to meet the standards established by the DRC, the Association or the Developer.

It is hereby understood and agreed that approval of this application does not constitute compliance with applicable Arizona law or City of Goodyear guidelines or ordinances.

Signature of Owner

Signature of Owner

Date

Date

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Exhibit D – CUSTOM HOME PLAN CHECKLIST

Name: _____ Parcel Name/No: _____

Address: _____ Lot No: _____

City/State/Zip: _____ Landscape Designer: _____

Phone: _____ Landscape Contractor: _____

E-mail: _____ Submittal Date: _____

Required Drawings: [Section 6.8](#)

- ☐ SITE SURVEY, prepared by a Land Surveyor.
- ☐ CIVIL PLAN, prepared by a licensed Civil Engineer.
- ☐ FLOOR PLANS
- ☐ ROOF PLANS
- ☐ BUILDING ELEVATIONS
- ☐ SITE SECTIONS
- ☐ WINDOW DETAILS
- ☐ PRELIMINARY LANDSCAPE PLAN

Drawing Checklist

Section numbers referenced below are from the Estrella Custom Home Residential Design Guidelines, which will govern review by the Design Review Committee.

SITE SURVEY prepared and sealed by a licensed Land Surveyor.

Provide the following information (scale: 1"=20' minimum):

- ☐ Existing Topography
- ☐ Property boundaries
- ☐ Building envelope [Section 2.2](#)
- ☐ Easements of record
- ☐ Wash corridors
- ☐ Edges of existing pavement and centerline of street(s).
- ☐ Utilities (location, points and sizes of service) including but not limited to the following: Sewer, Water, Gas, Electrical, Communications (Fiber Optics / Cable TV/Phone).
- ☐ Significant trees, rock outcrops, and major vegetation.

CIVIL PLAN prepared and sealed by a licensed Civil Engineer.

Provide the following information (scale: 1"=20' minimum):

- ☐ Topographic contours shown at 2-foot maximum intervals, existing = light line, new = darker/heavy line.
- ☐ Property boundaries
- ☐ Building envelope [Section 2.2](#)
- ☐ Easements of record
- ☐ Wash corridors

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- ☐ Edges of existing pavement and center line of street.
- ☐ Locations of utilities such as water, sewer, gas, electrical and telephone/com are shown including location at the street easement and the trenched path from the easement to their access or point of connection at the home. Show screen walls at all meters. The same information should be coordinated and shown on the Landscape drawings. [Section 2.11](#)

List Square Footage for the following:

- ☐ Lot Area
- ☐ Building Envelope Area.
- ☐ Lot Coverage.
- ☐ Livable square footage. [Section 3.4](#)

Grading and Drainage: [Section 2.6](#)

- ☐ Cut and Fill quantities should be balanced. [Section 2.7](#)
- ☐ Finish floor elevations
- ☐ Driveway, patios, walks, and pool deck elevations
- ☐ Multiple finished floor elevations within the home may be required to accommodate grade changes. Design finish floor to step with the natural grade. [Section 2.6](#)
- ☐ Grading at outer edges of lot does not result in abrupt transitions to adjacent landforms. Exposed cut or fill shall not exceed a slope of 3:1. [Section 2.7](#)
- ☐ Retaining walls – show top and bottom of wall elevations.
- ☐ Site walls – show top and bottom of wall elevations.
- ☐ No drainage from Lots onto the Adjacent Lot or Open Space. [Section 2.6](#)
- ☐ Please verify that a Civil Engineer designs the culvert size and notes the size. Provide a detail of the ends of the culverts showing they are cut on a diagonal to match final slopes. These ends shall be treated with rock/stone riprap or stone retaining walls. [Section 2.6](#).
- ☐ Provide a note on the civil sheet and landscape drawings as follows:
“Rip–Rap shall utilize a meandering natural placement of stones interspersed with appropriate vegetation. Stones should not be piled on the ground but rather inset into the soil and covered with native soil and re-vegetation so that the net appearance is 50% soil and 50% visible stone. Stones may only be used in a color that is natural looking and blends with the desert, and are varieties of natural shapes and sizes that slowly bleed out into the desert by utilizing bigger spaces between stones and smaller stones on the edges.”

Driveways and Parking: [Section 2.10](#)

- ☐ One driveway entry for each home site.
- ☐ Driveway entries do not exceed 16' in width at the road curb.
- ☐ Suggested minimum backing distance for a side-loaded garage is 24'.
- ☐ Driveway is constructed of unit pavers, integral color concrete, exposed aggregate (using integral colored concrete).
- ☐ Guest parking (minimum two spaces) located within the Building Envelope.
- ☐ Two (4-inch diameter, schedule 40) conduits, (one of which is dedicated for association), located at driveway and 3-feet from edge of street.

Garages:

- ☐ Side or angled entries out of direct view from the street are encouraged. [Section 3.14](#)
- ☐ Each residence shall provide enclosed garages for at least three cars. [Section 3.16](#)
- ☐ Any transition from garage door to garage door must have a minimum 2-foot horizontal separation between the doors and doors shall have a minimum 1-foot recess. [Section 3.15](#)

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Walls and Fences: [Section 2.9](#)

- ☐ Walls appear as extensions of the architecture of the building and appear integral to the design of the Residence.
- ☐ Masonry walls must be at least 6-inches thick.
- ☐ Site walls – show top and bottom of wall elevations.
- ☐ Maximum of 6-feet above grade within the Building Envelope.
- ☐ Provide an adequately shielded location for two trash canisters.
- ☐ Show screen walls at the following locations, [Section 2.9](#):
- ☐ Screen wall at SES panel (electric meter)
- ☐ Screen wall at gas meter
- ☐ Screen wall at mechanical equipment
- ☐ Screen wall at pool equipment

Provide note on drawings- “Top of walls shall extend a minimum of 12” above the highest piece of equipment to screen enclosed equipment from view.”

- ☐ View fences are encouraged in rear yards that face public spaces.

Accessory Structures: [Section 3.13](#)

- ☐ Casitas, guest houses, landscape structures such as, but not limited to, arbors and porches, must be located within the Building Envelope and designed as an integral element of the main structure.

Pool:

- ☐ Pools are inside the Building Envelope. [Section 2.2](#)
- ☐ Visibility from adjacent homes and streets minimized.
- ☐ Pools should be an extension of architecture and take advantage of solar orientation.

FLOOR PLANS, [Section 6.8.3](#)

Provide the following information (scale: 1/8”=1’0” minimum):

- ☐ List livable square foot at each floor level.
- ☐ Floor elevations are listed.
- ☐ Existing topography should appear underneath the plan. [Section 6.8.3](#)
- ☐ Building masses are generated from room-sized volumes or groups of masses. Each home will have at least three distinct building masses that shall be separated by at least 3-feet of vertical rise and 3-feet horizontal distance from each other. [Section 3.5](#)
- ☐ Long uninterrupted exterior walls shall not exceed a height and/or length of 20-feet. [Section 3.5](#)
- ☐ Front elevation presents a pleasant streetscape with an entrance that is clearly defined and at least one prominent window. [Section 3.5](#)
- ☐ SES (electric panel), gas meter, mechanical equipment, and the pool equipment screen walls are shown.

ROOF PLANS, [Section 6.8.4](#)

Provide the following information (scale: 1/8”=1’0” minimum):

Roof profile should be richly varied, including individual masses of sufficient size in plan and elevation. Higher masses should generally occur toward the center, with the lower profiles occurring toward the outer portions of the house. Refer to [Section 3.3](#), Bulk Plane Setback, and [Section 3.5](#), Massing and Form.

- ☐ List parapet and ridge elevations relative to natural grade (pre-construction) directly below as well as elevations from finish floor.
- ☐ The minimum allowable pitch is 3:12 and maximum is 5:12. [Section 3.11](#)
- ☐ Ridgelines do not extend more than 58-feet in any direction without a vertical and/or horizontal change in direction with an offset of at least 4-feet. [Section 3.11](#)

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- ☐ Roof parapets are a minimum of 18-inches high and terminate into an inside corner or against a mass.
- ☐ Place a note on the plan stating “Mechanical equipment such as but not limited to exhaust fans, vents, and pipes located to minimize view and painted to match roof surfaces.”
- ☐ Exposed surface mounted roof vents such as but not limited to, turbine heads, and dome vents are prohibited. Please provide manufactures cut sheet for approval of any roof-venting device.

[Section 3.11](#)

ELEVATIONS, [Section 6.8.5](#)

Provide the following information (scale: 1/8"=1'0" minimum):

- ☐ Buildings shall be designed with at least three distinct building masses that shall be separated by at least 3-feet of vertical rise and 3-feet of horizontal distance from each other. [Section 3.5](#)
- ☐ Long uninterrupted exterior walls shall not exceed a height and/or length of 20-feet. Window, porches, trellises and loggias can provide variety within the elevation of the building. [Section 3.5](#)
- ☐ As part of the home's design the front elevation should be considered the “entry sequence”. It must demonstrate front elevation characteristics which should include the entrance, a clearly defined pedestrian pathway to the entrance, at least one principal window. [Section 3.5](#)
- ☐ Parapet and ridge elevations noted and coordinated with roof elevation on the Roof Plan.
- ☐ Finish floor elevations noted.
- ☐ Existing pre-construction grades (dashed line) and new finish grades (solid line).
- ☐ Provide a dashed line showing the maximum allowable height. [Section 3.2](#)
- ☐ Show the Bulk Plane Setback at the Building Envelope. [Section 3.3](#)
- ☐ Site and retaining walls imposed on the Building Elevations or provide additional Building Elevations with all walls clearly delineated.
- ☐ Service areas and screen walls designed as visual extension of the home. [Section 2.9](#)
- ☐ Homes are required to incorporate at least two exterior surface materials. [Section 3.10](#)
- ☐ Stone/masonry veneer should be used to highlight masses as opposed to horizontal band, wainscot or façade. “Shirt-fronting” will not be permitted. [Section 3.10](#)
- ☐ Material changes shall occur on the inside corners of masses.
- ☐ Stem wall/weep screed construction shows: terminates a maximum of 6-inches above finish grade or as required by the International Residential Code. No unfinished stem or foundation wall will be approved. [Section 3.10](#)

SITE SECTIONS, [Section 6.8.6](#)

Provide the following information (scale: 1/8"=1'0" minimum):

- ☐ Show section through the building and the entire site from property line to property line. [Section 6.8.6](#) (This may require additional sections at a smaller scale.)
- ☐ Show retaining and screen walls, as well as the street and note the street elevation.
- ☐ Existing pre-construction grades (dashed line) and new finish grades (solid line).
- ☐ Floor and roof elevations noted.
- ☐ Building Height and Bulk Plane Setback requirement ([Section 3.2 and 3.3](#))
- ☐ Show dashed line at 24-feet above natural pre-construction grade.
- ☐ Show dashed line representing the Bulk Plane Setback at both ends of the Building Envelope. [Section 3.3](#)

WINDOW DETAILS, [Section 6.8.7](#)

- ☐ Provide the windowsill and window head detail for every finish surface condition. Show and dimension the window recess from the face of the exterior finish to the window. [Section 6.8.7](#)
- ☐ Architectural treatment such as recessing window or creating overhangs should be used to create deep shadow. Stucco pop-outs alone will not be approved. [Section 3.12](#)

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PRELIMINARY LANDSCAPE PLAN, [Section 6.8.8](#)

Same scale as Civil Plan (scale: 1"=20' minimum):

☐ Include Landscape Compliance Worksheet.

Provide the following information on a separate plan (scale: 1"=20' minimum)

☐ Topographic contours shown at 2' maximum intervals (existing contours shall be dashed and faded; design contours shall be solid lines; major contours (5' or 10') heavy lines)

☐ Property lines with bearings and distances from civil drawings

☐ Existing and proposed building envelopes (Section 2.2)

☐ Proposed graded area shall be shown

☐ Easements of record from civil drawings

☐ 404 Wash corridors shall be shown and denoted from civil drawings

☐ Edges of existing pavement and center line of existing street(s) shall be shown and denoted

☐ Existing and proposed utilities shall be shown

☐ All walls shall be shown and denoted (retaining walls, screen wall, block walls, view fences)

☐ Plant legend with quantities based on the landscape worksheet

☐ Landscape worksheet shall be a part of the landscape plan or submitted separately

☐ Gravel color and size

☐ Driveway material and color shall be noted

☐ Hardscape areas material and color shall be noted

☐ Area lights shall be shown

☐ Landscape boulders shall be surface select and shown on the plan. A note shall state boulders to be planted within the soil at least 1/3 of the diameter deep.

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Exhibit E – LANDSCAPE COMPLIANCE WORKSHEET

Owner Information

Name: _____ Parcel Name/No. : _____

Address: _____ Lot No.: _____

City/State/Zip: _____ Landscape Designer: _____

Phone: _____ Landscape Contractor: _____

E-mail: _____ Submittal Date: _____

Landscape Compliance - Please fill in the following information:

The “Landscaped Area” to be revegetated is _____square feet.

Landscaped Area = all disturbed areas less house footprint, driveways, patios, hardscape, pools, walkways, etc...

Vegetation Requirements

Plant Provided Quantity	Min. Size Type Required	Plants per 3,000 s.f. of AOD *	Required Quantity
Large Tree	36” Box	1	_____
Small Tree	24” Box	2	_____
Large Shrub	5 gallon	10	_____
Ground Cover	1 gallon	25	_____
Accents	5 gallon	7	_____

*Landscaped Area

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Exhibit F – PLANT LIST AND GRANITE LIST

The following plants are pre-approved for use in the various single-family neighborhoods within Estrella. Trees highlighted in gray are small in stature; these types of trees are suggested in front yard areas where the distance from the driveway to the property line is 10 feet or less. All trees in the rear yard need to be set back 5 feet from all property walls. **Please see the Custom Homesite Design Guidelines for the Custom Home Approved Plant List.**

Common Name	Botanical Name
-------------	----------------

TREES

Mulga	Acacia aneura
White Thorn Acacia	Acacia constricta
Leatherleaf Acacia	Acacia craspedocarpa
Catclaw Acacia	Acacia greggii
Sweet Acacia	Acacia farnesiana
Podless Sweet Acacia	Acacia farnesiana Sierra Sweet
Willow Acacia	Acacia Salicina
Shoestring Acacia	Acacia stenophylla
Palo Blanco	Acacia willardiana
White Orchid Tree	Bauhinia lunarioides
Chihuahuan Orchid	Bauhinia macranthera
Cascalote	Caesalpinia cacalaco
Thornless Cascalote	Caesalpinia cacalaco Smoothie
Desert Hackberry	Celtis pallida
Netleaf Hackberry	Celtis laevigata v. reticulate
Museum Palo Verde	Cercidium hybrid
Sonoran Palo Verde	Cercidium praecox AZT
Mexican Redbud	Cercis canadensis v. Mexicana
Desert Willow	Chilopsis linearis
Desert Willow Bubba	Chilopsis linearis Bubba
Seedless Desert Willow	Chilopsis linearis Arts Seedless
Desert Willow Lucretia Hamilton	Chilopsis linearis Lucretia Hamilton
Desert Willow Warren Jones	Chilopsis linearis Warren Jones
Desert Willow Desert Amethyst	Chilopsis linearis AZT Desert Amethyst
Desert Willow Dora's Desert Rose	Chilopsis linearis AZT Dora's Desert Rose
Bi-Color Desert Willow	Chilopsis linearis AZT Bi-Color
Texas or Mexican Olive	Cordia boissieri
Arizona Cypress	Cupressus arizonica
Sissoo	Dalbergia sissoo
Texas Ebony	Ebenopsis ebono
Fragrant Ash	Fraxinus cuspidate
Golden Leadball	Leuaena retusa
Feather Bush	Lysiloma thornberi
Fruitless Olive	Olea europea
Ironwood	Olneya tesota
Blue Palo Verde	Parkinsonia florida
Foothill Palo Verde	Parkinsonia microphylla
Desert Musum Palo Verde	Parkinsonia x Desert Muesum

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Palo Brea	Parkinsonia praecox
Chinese Pistache	Pistacia chinensis Sarah's Radiance
Red Push Pistache	Pistacia x 'Red Push'
Mastic Tree	Pistacia lentiscus
Mexican Ebony	Pithecellobium mexicanum
Chilean Mesquite	Prosopis chilensis
AZT Thornless Mesquite	Prosopis thornless hybrid
Honey Mesquite	Prosopis glandulosa
Thornless Honey Mesquite	Prosopis glandulosa AZT
AZT Native Mesquite	Prosopis juliflora AZT
AZT Seedless Hybrid Mesquite	Prosopis seedless hybrid AZT
Screwbean Mesquite	Prosopis pubescens
Velvet Mesquite	Prosopis velutina
Texas Red Oak	Quercus buckleyi
Emory Oak	Quercus emoryi
Gambel Oak	Quercus gambelii
Chinquapin Oak	Quercus muhlenbergii
Escarpment Live Oak	Quercus virginiana ssp. Fuiformis
Texas Mountain Laurel	Sophora secundiflora
Silver Peso Texas Mtn. Laurel	Sophora secundiflora 'Silver Peso'
Silver Texas Mountain Laurel	Sophora secundiflora Silver Sierra
Mexican Buckeye	Ungradiad speciosa
Chaste Tree	Vitex agnus-castus 'Montrose Purple'
Arizona Ash	Fraxinus velutina

PALM TREES

Mexican Blue Palm Only)	Brahea Armata	(Desert Vista Character Zone Rear
Mediterranean Fan Palm Only)	Chamaerops humilis	(Desert Vista Character Zone Rear
Sago Palm Only)	Metroxylon sagu	(Desert Vista Character Zone Rear
Pygmy Date Palm Only)	Phoenix roebelenii	(Desert Vista Character Zone Rear

SHRUBS

Superstition or Indian Mallow	Abutilon palmeri
Bee Bush	Aloysia gratissima
Triangleleaf Bursage	Ambrosia deltoidea
Flame Acanthus	Anisacanthus quadrifidus
Desert Honeysuckle	Anisacanthus thurberi
Powis Castle	Artemisia 'Powis Castle'
Four Wing Saltbush	Atriplex canescens
Quailbush	Atriplex lentiformis
Barberry	Berberis trifoliolata
Bougainvillea	Bougainvillea spectabilis
Woolly butterfly Bush	Buddleia marrubifolia
Yellow Bird of Paradise	Caesalpinia gilliesii
Mexican Bird of Paradise	Caesalpinia Mexicana

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Red Bird of Paradise	Caesalpinia pulcherrima
Baja Fairy Duster	Calliandra californica
Pink Fairy Duster	Calliandra eriophylla
Calliandra Hybrid Sierra	Starr Calliandra Hybrid Sierra Starr
Natal Plum	Carrisa mauscarpe
Blue Mist	Caryopteris x clandonensis 'Dark Knight'
Feathery Cassia	Cassia artemisioides
Silvery Cassia	Cassia artemisioides
Desert Senna	Cassia covesii
Desert Hackberry	Celtis spinosa
Damianita	Chrysactinia Mexicana
Bush Morning Glory	Convolvulus cneorum
Little-leaf Cordia	Cordia parvifolia
Bat Faced Cuphea	Cuphea llavea
Black Dalea	Dalea frutescens
Bush Dalea	Dalea pulchra
Arizona Foldwing	Dicliptera repunata
Hop Bush	Dodonaea viscosa
Purple Hop Bush	Dodonaea viscosa 'purpuria'
Brittlebush	Encelia farinosa
Desert or Mormon Tea	Ephedra nevadensis
Winter Blaze Emu	Eremophila glabra ssp. Camosa Winter Blaze
Sunrise Emu	Eremophila glabra 'Mingenew gold'
Blue Bells Emu Bush	Eremophila hygrophana
Valentine Emu	Eremophila maculate
Easter Egg Emu	Eremophila racemosa
Summertime Blue Emu	Eremophila x Summertime Blue
Turpentine Bush	Ericameria laricifolia
Boxleaf Euonymus	Euonymus japonicas 'Aureomarginatus'
Apache plume	Fallugia paradoxa
San Marcos Hibiscus	Gossypium Hibiscus
Guaycan	Guaiaacum coulteri
Firecracker Bush	Hamelia patens sierra red
Desert Rose Mallow	Hibiscus coulteri
Desert Lavender	Hyptis emoryi
Chuparosa	Justicia californica
Red Justicia	Justicia candicans
Mexican Honeysuckle	Justicia specigera
Lantana varieties	Lantana species
Creosote Bush	Larrea tridentate
Tree Mallow or Tree Hibiscus	Lavatera maritime
Thunder Cloud Sage	Leucophyllum candidum 'Thunder Cloud'
Texas Sage	Leucophyllum frutescens
Heavenly Cloud	Leucophyllum x 'Heavenly Cloud'
Chihuahuan Sage	Leucophyllum laevigatum
Langman's Sage, Lynn's Legacy	Leucophyllum langmaniae
Sierra Bouquet	Leucophyllum pruinosum 'Sierra Bouquet'
Houdini	Leucophyllum revolutum 'Houdini'
Blue Ranger	Leucophyllum zygophyllum 'Cimarron'
Mexican Oregano	Poliomintha maderensis Lavender Spice
Honeysuckle 'Fire Cracker'	Lonicera 'Fire Cracker'

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Thornbush
 Wolfberry
 Mariquita
 Blackfoot Daisy
 Oleander
 Russian Sage
 Jerusalem Sage
 Plumbago
 Rosemarymint
 Rose Mallow
 Pomegranate
 Pyracantha Firethorn
 Indian Hawthorn
 Littleleaf sumac
 Sugar bush
 Trailing Rosemary
 Rosemary Upright
 Katie Ruellia
 Desert Ruellia
 Coral Fountain
 Canary Island Sage
 Mexican Blue Sage
 Chaparral Sage
 Mealycup sage
 Pink Autumn Sage
 Mexican Sage
 Trident Sage
 Outback Senna
 Shrubby Senna
 Jojoba
 Orange Jubilee
 Arizona Yellow Bells
 Crimson Flare
 Sierra Apricot
 Solar Flare
 Sunrise
 Shrubby Germander
 Trixis
 Mexican Buckeye
 Arizona Rosewood
 Golden Eye
 Zexmenia

Lycium exsertum
 Lycium fremontii
 Malpighia emarginata 'Mariquita'
 Melampodium leucanthum
 Nerium oleander
 Perovskia atriplicifolia
 Phlomis fruticosa
 Plumbago scandens
 Poliomintha maderensis
 Povonia lasiopetala
 Punica granatum
 Pyracantha
 Raphiolepis indica
 Rhus microphylla
 Rhus ovate
 Rosemarinus officinalis 'Huntington Carpet'
 Rosmarinus officinalis 'Tuscan Blue'
 Ruellia brittoniana
 Ruellia peninsularis
 Russelia equisetiformis
 Salvia canariensis
 Salvia chamaedryoides
 Salvia clevelandii
 Salvia farinacea
 Salvia greggii Sierra Linda
 Salvia leucantha
 Salvia x 'Trident'
 Senna oligophylla
 Senna wislizenii
 Simmondsia chinensis
 Tecoma 'Orange Jubilee'
 Tecoma stans
 Tecoma x Crimson Flare
 Tecoma x Sierra Apricot
 Tecoma x Solar Flare
 Tecoma x Sunrise
 Teucrium fruticans 'Azurea'
 Trixis californica
 Ungradia speciosa
 Vauquelinia californica
 Viguiera deltoidea
 Wedelia texana Devil's River

GRASSES

Purple Three-Awn
 Sideoats Grama
 Blue Grama
 Feather Reed Grass
 Dwarf Pampas Grass
 Regal Mist

Aristida purpurea
 Bouteloua curtipendula
 Bouteloua gracilis
 Calamagrostis x acutiflora 'Karl Foerster'
 Cortaderia selloana 'Pumila'
 Muhlenbergia capillaris

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CUSTOM HOME RESIDENTIAL DESIGN GUIDELINES

Bamboo Muhly
 Bull Grass
 Lindheimer's Muhly
 Deer Grass
 Nashville
 Bear Grass

Muhlenbergia dumosa
 Muhlenbergia emersleyi El Toro
 Muhlenbergia lindheimeri Autumn Glow
 Muhlenbergia rigens
 Muhlenbergia rigisa Nashville
 Nolina microcarpa

GROUND COVERS

Desert Carpet (Trailing) Acacia
 Raspberry Fuzzies
 Trailing Desert Broom
 Red Spike Ice Plant
 Damianita
 Mistflower
 Ground Morning Glory
 Sierra Gold Dalea
 Trailing Indigo Bush
 Ice Plant
 Ice Plant
 Flattop Buckwheat
 Blue Euphorbia
 Gazania
 Goodding's Verbena
 Rock Verbena
 Ice Plant
 Rocky Point Ice Plant
 Blackfoot Daisy
 Rough Menodora
 Myoporum
 Evening Primrose
 Apricot Buttercups, evening primrose
 Mexican Evening Primrose
 Saltillo or Chihuahuan Primrose
 Yellow Dot
 Angelita Daisy
 Dogweed, Dyssodia
 Yerba Mansa
 Rain Lily
 Desert Zinnia
 Prairie Zinnia

Acacia redolens
 Acalpha monostachya
 Baccharis hybrid
 Cephalophyllum
 Chrysactinia mexicana
 Conoclinium greggii
 Convolvulus mauritanicus
 Dalea capitata Sierra Gold
 Dalea greggii
 Drosanthemum Floribundum 'Rosea'
 Drosanthemum speciosum
 Erigonum fasciculatum
 Euphorbia rigida
 Gazania rigens
 Glandularia goodingii
 Glandularia pulchella
 Malephora crocea
 Malephora lutea
 Melampodium leucanthum
 Menodora scabra
 Myoporum parvifolium
 Oenothera caespitosa
 Oenothera macrosceles
 Oenothera speciosa
 Oenothera stubbei
 Sphagneticola trilobata
 Tetranoxys acaulis
 Thymophylla pentachaeta (Dyssodia pentachaeta)
 Anemopsis californica
 Zephyranthes spp
 Zinnia acerosa
 Zinnia grandiflora

ACCENTS – AGAVES

Century Plant
 Variegated Century Plant
 Ribbon Agave
 Cow's Horn Agave
 Green Spider Agave
 Mescal Ceniza
 Smooth Agave

Agave Americana
 Agave Americana v Marginata
 Agave angustifolia 'Marginata'
 Agave bovicornuta
 Agave bracteosa
 Agave colorata
 Agave desmettina

ESTRELLA

CUSTOM HOME RESIDENTIAL DESIGN GUIDELINES

Variegated Smooth Agave	Agave desmettina 'Variegated'
Thread-Leaf	Agave filifera
Twin Flowered Agave	Agave geminiflora
Harvard Agave	Agave Havardiana
Agave uncinata	Agave lophantha
Black Toothed Agave	Agave macrocantha
Variegated Century Plant	Agave 'mediopicta alba'
Mountain Agave	Agave Montana
Chahuiqui	Agave multifilifera
Murphy's Agave	Agave murpheyi
Murphy's Agave Variegated	Agave murpheyi 'Rodney'
Mescal Agave	Agave neomexicana
Agave Ocahui	Agave ocahui
Whale's Tongue	Agave ovatifolia
Palmer Agave	Agave palmeri
Cabbage Head Agave	Agave parrasana
Parry's Agave	Agave parryi v. Estrella
Agave Parryi v. couseii	Agave parryi v. couseii
Agave parryi v. huachucensis	Agave parryi v. huachucensis
Agave parryi v. neomexicana	Agave parryi v. neomexicana
Agave Parryi v. parryi Estrella	Agave parryi v. parryi Estrella
Artichoke Agave	Agave parryi v. truncata
Butterfly Agave	Agave potatorum
Agave Salmiana	Agave salmiana
Agave Scabra	Agave scabra
Agave Schidigera Durango Delight	Agave schidigera 'Durango Delight'
Sharkskin Agave	Agave 'Sharkskin'
Sisal Agave	Agave sisalana
Agave Titanota	Agave Titanota
Queen Victoria Agave	Agave victoriae reginae
Octopus Agave	Agave vilmoriniana
Weber's Agave	Agave weberi

ACCENTS – ALOES

Blue Elf Aloe	Aloe x 'Blue Elf'
Aloe Crosby Prolific	Aloe Crosby prolific
Dawe's Aloe	Aloe dawei
Cape Aloe	Aloe ferox
Gold Tooth Aloe	Aloe nobilis
Tiger Aloe	Aloe saponaria
Coral Aloe	Aloe striata
Partridge Breast Aloe	Aloe variegata
Medicinal Aloe	Aloe vera (Aloe barbadensis)

ACCENTS – CACTI

Sand Dollar Cactus	Astrophytum asterias
Goat's Horn	Astrophytum capricorne
Bishop's Cap	Astrophytum myriostigma
Monk's Hood	Astrophytum ornatum

ESTRELLA

CUSTOM HOME RESIDENTIAL DESIGN GUIDELINES

Saguaro	Carneigiea gigantean
Old Man of Mexico	Cephalocereus senilis
Queen of the Night or Hedge	Cactus Cereus hildmannianus
Grass Tree	Dasyllirion longissimum
Toothless Desert Spoon	Dasyllirion quadrangulatum
Desert Spoon	Dasyllirion wheeleri
Argentine Giant	Echinopsis candicans
Argentine colors vary	Echinopsis hybrid
Golden Barrel Cactus	Echinocactus grusonii
Devil's Head; Turk's Head Cactus	Echinocactus horizonthalonius
Giant Barrel; Large Barrel Cactus	Echinocactus platyacanthus
Horse Crippler	Echinocactus texensis
Bonker Hedgehog	Echinocereus bonkeriae
Chocolate scented Hedgehog	Echinocereus carmenensis
Mexican Claret Cup	Echinocereus coccineus
Texas Rainbow Cactus	Echinocereus dasyacanthus
Engelmann's Hedgehog	Echinocereus engelmannii
Viejitos	Enchinocereus longisetus ssp. delaetii
Golden Hedgehog	Enchinocereus nicholii ssp nicholii
Ladyfinger Cactus	Enchinocereus pentaloophus
Rayones Hedgehog	Enchinocereus rayonensis
Arizona Hedgehog	Enchinocereus rigidissimus
Lloyd's Hedgehog	Enchinocereus x roetteri
Green flowered torch cactus	Enchinocereus rusanthus ssp. weedinii
Strawberry Hedgehog	Enchinocereus stramineus
White Sands claret cup Hedgehog	Echinocereus triglochidiatus
Baja Yellow Barrel	Ferocactus chrysacanthus
Compass Barrel	Ferocactus cylindraceus
Coville Barrel	Ferocactus emoryi
Baja Punk Rock Barrel	Ferocactus emoryi ssp. rectispinus
Blue Barrel	Ferocactus glaucescens
Baja Fire Barrel	Ferocactus gracilis ssp. Coloratus
Twisted Barrel Cactus	Ferocactus herrerae
Devil's Tongue	Ferocactus latispinus
Sweet Barrel	Ferocactus macrodiscus
Mexican Fire Barrel	Ferocactus pilosus
Clump Barrel	Ferocactus robustus
Fishhook Barrel	Ferocactus wislizeni
Ocotillo	Fouquieria splendens
Senita	Lophocereus schottii (Pachycereus schottii)
Totem Pole	Lophocereus schottii v monstrosus (Pachycereus schottii v monstrosus)
Lemon Pledge – scented pincushion	Mammillaria baumii
Snowball pincushion	Mammillaria candida
Sierra Canelo pincushion	Mammillaria canelensis
California fishhook cactus	Mammillaria dioica
Twin-spined cactus	Mammillaria geminispina
Graham's Fishhook Pincushion	Mammillaria grahamii
Big Pink Pincushion	Mammillaria guelzowiana
Old Lady Cactus	Mammillaria hahniana
Woolly Flattop Pincushion	Mammillaria lenta

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CUSTOM HOME RESIDENTIAL DESIGN GUIDELINES

Owl's Eye Pincushion	Mammillaria parkinsonii
Standley's Pincushion	Mammillaria standleyi
Blue Flame; Blue Myrtle Cactus	Myrtillocactus geometrizans
Buckhorn Cholla	Opuntia acanthocarpa
Pencil Cholla	Opuntia arbuscula
Beavertail Prickly Pear	Opuntia basilaris
Baby Rita	Opuntia basilaris x O. santa-rita
Teddy Bear Cactus	Opuntia bigelovii
Silver Cholla	Opuntia echinocarpa
Engelmann's Prickly Pear	Opuntia engelmannii
Cow's Tongue Prickly Pear	Opuntia engelmannii ssp linguiformis
Indian Fig	Opuntia Ficus-indica
Milk-Chocolate Prickly Pear	Opuntia gosseliniana
Tree Cholla	Opuntia imbricata
Tuxedo Spine Prickly Pear	Opuntia macrocentra ssp. macrocentra
Dark Knight Prickly Pear	Opuntia phaeacantha 'Dark Knight'
Diamond Cholla	Opuntia ramosissima
Giant; Dinner Plate Prickly Pear	Opuntia robusta
Purple Prickly Pear	Opuntia santa-rita
Cane Cholla	Opuntia spinosior
Purple Fishnet Prickly Pear	Opuntia stenopetala
White Grizzly Prickly Pear	Opuntia trichophora
Staghorn Cholla	Opuntia versicolor
Whipple Cholla	Opuntia whipplei
Mexican Fence Post	Pachycereus marginatus
Cardon	Pachycereus pringlei
Arizona Queen of the Night	Peniocereus greggii ssp. Transomontanus; Cereus greggii
Organ Pipe	Stenocereus thurberi
Straw Spine Cactus	Thelocactus bicolor ssp. Bicolor
Chihuahuan Snowball	Thelocactus macdowellii
Bird's Nest Cactus	Thelocactus rinconensis

ACCENTS - SUCCULENTS

Aeonium 'Tip Top'	Aeonium arborescens 'Tip Top'
Ponytail Palm	Beaucarnea recurvata
Elephant Tree	Bursera mircrophylla
Candelilla	Euphorbia antisyphyilitica
Sweet Noor	Euphorbia coerulescens
Moroccan Mound	Euphorbia resinifera
Gopher Plant	Euphorbia rigida
Sticks of Fire or Pencil Bush	Euphorbia tirucalli
Boojum Tree	Fouquieria or Idria columnaris
Mexican Tree Ocotillo	Fouquieria macdougalli
Gasteria	Gasteria ssp.
Elephant Tree	Pachycormus discolor
Slipper Flower	Pedilanthus macrocarpus
Elephant's Food	Portulacaria afra
Mother in Law's Tongue	Sansevieria trifasciata
Starfish Flower	Stapelia gettleffii

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CUSTOM HOME RESIDENTIAL DESIGN GUIDELINES

ACCENTS - YUCCA

Giant Hesperaloe	Hesperaloe funifera
Red Yucca	Hesperaloe parvifolia
Banana Yucca	Yucca baccata
Soap Tree Yucca	Yucca elata
Spanish Dagger Yucca	Yucca gloriosa
Pale Leaf Yucca	Yucca pallida
Blue Yucca	Yucca rigida
Beaked Yucca	Yucca rostrata

ACCENTS - FLOWERING

Desert Ageratum	Ageratum corymbosum
Dutchman's Pipe	Aristolochia fimbriata
Desert Milkweed	Asclepias subulata
Golden Columbine	Aquilegia chrysantha
Bahia	Bahia absinthifolia
Desert Marigold	Baileya multiradiata
Chocolate Flower	Berlandiera lyrata
Shrubby Bulbine or Yellow Bulbine	Bulbine frutescens
Bulbine Frutescens Tiny Tangerine	Bulbine Frutescens Tiny Tangerine
Winecups, Purple Poppy-Mallow	Callirhoe involucrate
Texas Primrose or Sundrops	Calylophus berlandieri ssp. Berlandieri
Fendler Primrose	Calylophus hartwegii ssp fendleri
Mexican Heather	Cuphea hyssopifolia
Black Dalea	Dalea frutescens Sierra Negra
Indigo Bush	Dalea pulchra
Sacred Datura	Datura wrightii
Brittlebush	Encelia farinose
Hummingbird Trumpet	Epilobium canum
Fleabane	Erigeron divergens
Blue Daze	Evolvulus nuttallianus
Gaura, Pink	Gaura lindheimeri 'Siskiyou Pink'
Gaura, White	Gaura lindheimeri 'Whirling Butterflies'
Sandpaper Verbena	Glandularia rigida
Sonoran Honeysuckle	Justicia sonora
French Lavender	Lavandula dentate
Mexican Lobelia or Loose Flowered	Lobelia laxiflora
Desert Rock Pea or Deer Vetch	Lotus rigidus
Texas Tuberose	Manfreda x 'Silver Leopard'
Desert Four O'clock	Mirabilis multiflora
Bee Balm	Monarda fistulosa
Sand Penstemon	Penstemon ambiguus
Mexican Blue Penstemon	Penstemon amphotellae
Rock Penstemon	Penstemon baccharifolius
Scarlet Bugler	Penstemon barbatus
Eaton's Penstemon (Firecracker)	Penstemon eatonii

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CUSTOM HOME RESIDENTIAL DESIGN GUIDELINES

Big Bend Penstemon	Penstemon havardii
Palmer's or Scented Penstemon	Penstemon palmeri
Parry's Penstemon	Penstemon parryi
Pineleaf Penstemon	Penstemon pinifolius
Canyon Penstemon	Penstemon pseudospectabilis
Royal penstemon	Penstemon spectabilis
Rocky Mountain Penstemon	Penstemon strictus
Coral Penstemon	Penstemon superbus
Hill Country Penstemon	Penstemon triflorus
Frogfruit	Phyla nodiflora (Lippia nodiflora)
Paperflower	Psilostrophe cooperi and tagetina
Royal Carpet	Ruellia brittoniana 'Royal Carpet'
Lavender Cotton	Santolina chamaecyparissus
Green Lavender Cotton	Santolina virens
Stonecrop	Sedum reflexum
Globe Mallow	Sphaeralcea ambigua
Texas Betony	Stachys coccinea
Rodney's Aster	Symphyotrichum praealtum
Mt. Lemmon Marigold	Tagetes lemmonii
Mexican or Spanish Tarragon	Tagetes lucida
Germander	Teucrium chamaedrys
Conehead Thyme	Thymbra capitata
Society Garlic	Tulbaghia violacea
Mojave Verbena	Verbena goodingii
Moss Verbena	Verbena pulchella
Goldeneye	Viguiera parishii
Skeletonleaf	Viguiera stenolova
Desert Zinnia	Zinnia acerosa
Prairie Zinnia	Zinnia grandiflora

VINES

Red Queen's Wreath	Antigonon leptopus 'Baja Red'
Indian Root	Aristolochia watsonii
Crossvine	Bignonia capreolata
Arizona Grape Ivy	Cissus trifoliata
Virgin's Bower	Clematis drummondii
Pam's Pink	Lonicera x Americana 'Pam's Pink'
Cat Claw	Macfadyena unguis-cati
Yellow Orchid Vine	Mascagnia macroptera
Yellow Morning Glory or Yuca Vine	Merremia aurea
Hacienda Creeper	Parthenocissus sp. Hacienda Creeper
Baja Passion	Passiflora foetida
Pink Trumpet	Podranea ricasoliana
Lady Banks Rose	Rosa banksiae
Potato Vine	Solanum jasminoides
California Grape	Vitis californica 'Roger's Red'

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CUSTOM HOME RESIDENTIAL DESIGN GUIDELINES

Approved Granite Colors

Estrella Community Association (71)

Granite Color	Parcel
Madison Gold, Palomino Gold, Baja Brown, Sierra Verde, Saddleback Brown, Table Mesa Brown and Mountain Vista Brown	8, 9, 57, 58, 60

Villages at Estrella Mountain Ranch (72)

Granite Color	Parcel
Madison Gold, Palomino Gold, Baja Brown, Sierra Verde, Saddleback Brown, Table Mesa Brown and Mountain Vista Brown	73, 76

Notes:

All parcels, except Parcels 8 and 9 are approved for ½" to ¾" screened granite (½" granite is preferred). In addition, Parcels 8, 9, 57, 58 and 60 are approved for ¼" minus granite.

Drainage-ways must be constructed of Rip Rap; **River Rock is not permitted.** Madison Gold, Desert Gold, Palomino Gold, Hualapai Gold, Desert Brown and Saddleback Brown are the approved Rip Rap colors. The width of a riverbed is not to exceed 10% of the total landscape area.

Boulders and Rip-Rap: Use of boulders in the landscape is encouraged to create a natural setting subject to the following criteria:

- Boulders must be "surface select" granite boulders.