

DESIGN GUIDELINES

TABLE OF CONTENTS

I. INTRODUCTION.....	2
A. Site Location	
B. Philosophy of Development	
C. Homeowners' Association	
D. Architectural Review Committee	
E. View Considerations	
F. Building Envelopes	
G. General Comments	
II. BUILDING DESIGN.....	5
A. Architecture	
B. Minimum Size House	
C. Construction Period	
D. Foundations and Floors	
E. Building Materials	
F. Walls	
G. Roof Materials and Colors	
H. Exterior Paint Colors	
I. Accessory Buildings	
J. Driveways and Parking	
K. Utility Yards	
L. Mail Boxes	
M. Entrances	
N. Lighting	
O. Mechanical Equipment	
P. Utility Lines	
Q. Utility Meters	
R. Certificate of Occupancy	
III. SITE PLANNING.....	9
A. Grading	
B. Natural Growth, Revegetation and Landscaping	
C. Average Finished Grades	
D. Setbacks	
E. Building and Structure Heights	
IV. PLAN REVIEW PROCESS.....	13
A. Site Plans	
B. Floor Plans	
C. Elevations	
D. Landscaping Plans	
V. PLAN SUBMITTAL FEES AND REQUIREMENTS.....	17
V. APPROVED PLANT LIST.....	18
VI. CONSTRUCTION OPERATION, RULES AND REGULATIONS.....	21

I. INTRODUCTION

The following Design Guidelines are presented to achieve the community goals and to regulate the design of all construction in Rinconado Estates. The information and material contained in these Design Guidelines is delivered to the Owner for his/her guidance in developing plans for the construction of their homes. It is the responsibility of the Owner to provide his/her Architect or Builder with this material.

A. Site Location

The Rinconado Estates community encompasses an area of approximately 50 acres in the eastern slopes of the Santa Catalina Mountains foothills, overlooking the Rincon Mountains. It is located on the east side of El Camino Rinconado, about half a mile north of Redington Road (Redington Road is the extension towards the east of Tanque Verde Road). The terrain is typical of this area with dramatic hills and arroyos. The whole area is studded with magnificent Sahuaros and numerous and diverse types of Sonoran Desert cactus.



Figure 1

B. Philosophy of the Development

The goals of the community are:

- * To enhance and protect the value , desirability and attractiveness of the property;
- * To construct quality custom homes which are harmonious with the Sonoran Desert surroundings and with each other;
- * To minimize the impact on each lot's views as homes are constructed on adjacent homesites;
- * To preserve the privacy and tranquillity of the neighborhood;
- * To preserve and enhance the natural environment of the property.

C. Homeowners' Association

The Rinconado Estates Homeowners' Association is a non-profit corporation charged with the duties and empowered with the rights set forth in Article II of the Declaration of Covenants, Conditions and Restrictions of Rinconado Estates, hereinafter the "CC&Rs". This Association is responsible for maintaining the Common Areas and certain easements, specified slope banks, entry areas and all private streets serving the subdivision.

D. Architectural Review Committee

The Architectural Review Committee ("ARC") is an entity created in accordance with Article V, Section 5.1 of the CC&Rs. The function of the ARC is to implement and manage the applicable sections of the CC&Rs, as well as to promulgate and amend these Design Guidelines, grant waivers or variances when applicable, at its sole discretion, and in general ensure that the goals of the Subdivision are achieved from the architectural standpoint.

E. View Considerations

The beautiful Rincon and Santa Catalina Mountains and the Tucson city lights below are just two of the many reasons why Rinconado Estates is such a prime location. Through careful subdivision design and site preparation, a determined effort has been made to make view opportunity an element of each Lot.

Notwithstanding the foregoing, we cannot assure that homes built on adjoining lots will not impact the views from a particular Lot. Precautions taken by the Lot Owner and his Architect/Designer or Builder during the planning stages can greatly assist in view selection and preservation. Rinconado Estates is blessed with beautiful views in nearly all directions. It is strongly suggested that before purchasing, a prospective Owner considers adjoining parcels and their logical building sites within the established setbacks and the effect that a structure built thereon to the heights permitted will have on the prospective Lot.

Consideration of these same factors in the design of each home will assist in the selection of views least likely to be impacted by adjacent structures; it is to these areas that the principal view of each home should be directed. With the combination of these efforts and considerations, each property should be able to avail itself of the many views offered at Rinconado Estates with very pleasing results.

F. Building Envelopes

Due to the very sensitive nature of our site, and as part of the platting and development process, an overall Native Plant Preservation Plan (NPPO) was prepared by Novak Environmental. The NPPO, delineates Building Envelopes within each one of the lots in Rinconado Estates. These Building Envelopes encompass the maximum allowable developable area within which all the Improvements must be located. The Declarant will make available a copy of the NPPO to the Lot Owner or his Architect or Builder. Furthermore, there will be stakes within the lot that will indicate the extent of the Building Envelope.

G. General Comments

The following Rules and Regulations represent the guidelines by which the ARC hopes to maintain and enhance the living environment of Rinconado Estates for all its residents. Articles V and VI of the CC&Rs are incorporated into these Design Guidelines by reference.

II. BUILDING DESIGN

A. Architecture

Southwestern architectural styles are encouraged in Rinconado Estates. These are architectural styles or interpretations that have as their basis the historical styles indigenous to the Southwest before 1850.

Contemporary design elements responsive to the environment and incorporating elements from these historical styles will create a community with continuity and lasting value.

B. Minimum House Size

Each Dwelling shall contain not less than 2,500 square feet of living area.

C. Construction Period

- 1) Any plans approved by the ARC must be implemented with the start of construction within six months of approval. If construction has not begun within six months, the approval given by the ARC shall be invalid.
- 2) The total construction period shall not exceed eighteen (18) months from the start of construction. The construction period shall be defined as starting when the site clearing begins, and ending when the Certificate of Occupancy is obtained.
- 3) For any set of new home construction plans carrying ARC approval, all landscaping, pools, walls and ancillary or detached structures must be completed within six months from the date when the Certificate of Occupancy is received for the home itself. If such ancillary buildings, pools, walls and landscaping are not completed by that date, their approval is invalid and it will be necessary for the homeowner to submit the plans for such remaining projects as a separate submittal with additional submittal fees due. Whatever rules are established by the ARC in the interim which may impact the resubmitted plans will control the plan's review process.

D. Foundations and Floors

Foundations and floors for all Dwellings and all other permitted Improvements on each Lot shall be constructed in accordance with plans prepared by an engineer or architect registered in the State of Arizona.

E. Building Materials

Masonry is the recommended building material. Approved building materials include:

- Clay brick
- Cement stucco over CMU or frame
- Split face concrete block
- Natural rock
- Burnt Adobe
- Colored Slump block (Color subject to approval by ARC)

Unacceptable building materials include:

- Gray exposed slump block
- Exposed concrete block
- Plywood siding
- Reflective glazing
- Metal siding

F. Walls

All patio, site and retaining walls shall be constructed of the same or coordinated materials and painted the same color as the building color. Recommended wall materials shall conform to the recommended building materials detailed above. Wood and wrought iron may be approved materials when used in combination with masonry, clay brick, stucco or other approved building materials.

Perimeter and building walls which project in a way that reveals their thickness shall terminate in a sixteen inch (16") minimum width. Long stretches of walls are to be softened with plant recesses and landscaping. Patio, site and retaining walls shall not exceed a maximum of six feet (6') in height.

G. Roof Materials and Colors

Pitched roofs shall not exceed 1 on 2 (1:2). Clay tiles are encouraged and should be used as a roof element rather than as decoration. Asphalt shingles and gravel roofs shall not be permitted.

Roof materials shall be non-reflective. Roof mounted cooling and heating units shall not be permitted. Solar panels shall not be permitted, unless they cannot be seen from neighboring lots. Screening of solar panels shall be integrated and in conformity with the structure and architecture of the home. Vents shall be painted the same color as the roof.

The color of any flat roof shall match, as well as can be achieved, the color approved by the ARC for exterior walls of the Dwelling. As with the exterior walls, the reflectivity of the roof coating shall not exceed Sixty percent (60%). Desert tan color or similar is strongly encouraged. No white or near white roof will be permitted.

H. Exterior Wall Paint Colors

As specified in the CC&Rs, all exterior colors, whether a part of the original plan submittal or through subsequent desired changes in exterior home color, must be submitted in advance to the ARC. The ARC will require that the homeowner provide the name of the paint manufacturer, the exact specification number and a manufacturer color chip. The ARC reserves the right to require that the homeowner provide a larger surface than merely the color chip from which to judge the acceptability of a color, including the possible requirement that a large sample patch be painted on the Dwelling for review by the ARC. Further, the homeowner must provide written documentation as to the reflectivity of the paint color by the manufacturer. Reflectivity shall not exceed Sixty percent (60%). The ARC will require earthen tones on those homes in Rinconado Estates that are contemporary in design and which have no softening elements such as mission tile, Romanesque arches or other Southwestern motif.

I. Accessory Building

Storage sheds, ramadas and other accessory structures for single family residences must be approved by the ARC.

J. Driveways and Parking

Driveways shall be paved with asphalt, concrete, exposed aggregate or specialty pavements, the color of which shall be subject to approval by the ARC. Other materials may be approved by the ARC. A minimum two-car garage shall be provided for each single family residence. Adequate guest parking shall be provided on site.

K. Utility Yards

No clotheslines, wood storage, heating or cooling equipment shall be permitted except behind walls, in enclosed yard.

L. Mailboxes

Mailboxes shall be uniform in shape, size and color. Please refer to Page 23 for mailbox specifications.

M. Entrances

The ARC must approve all driveway entrances, monuments, gates, nameplates, etc.

N. Lighting

The ARC shall approve the design of all exterior lighting. Exterior lighting shall be shielded by opaque canisters, boxes, deep recesses in soffits or other forms of light wells and screens to further prevent glare or substantially diffuse glows into the adjacent Lots. All exterior lighting shall conform to the Pima Outdoor Lighting Code 2006. All exterior lights must also be located so as not to be directed toward or reflect upon surrounding properties, streets or Common Areas.

O. Mechanical Equipment

All mechanical equipment and meters shall be internal or ground-mounted within enclosures that shield them from view. No satellite type television or radio antennae, radio transmitters or receivers, weather vanes, wind socks or similar projections above the roof eave shall be permitted, unless specific written permission is granted by the ARC.

P. Gas, Telephone and Electrical Utility Lines

All gas, telephone and utility lines are to be laid underground from the Dwelling to the street through the use of driveways to avoid unnecessary destruction of desert flora. This will also save the owner appreciable expense in re-vegetation of disturbed areas.

Q. Utility Meters

All utility meters, external pool mechanical equipment and other service equipment are to be screened from view with walls matching the home, not by a landscape solution.

R. Certificate of Occupancy

Prior to the final approval of the residence by the ARC, the Owner shall submit a copy of the Certificate of Occupancy from Pima County Building Codes Section (Building Permit with final approvals noted).

III. SITE PLANNING

A. Grading

The unique character of Rinconado Estates is due in part to the hilly nature of the site, consequently sensitive grading is extremely important. Grading shall conform to the natural topography resulting in a harmonious transition with the existing terrain. Cut and fill slopes shall not be steeper than 3:1 unless stabilized with riprap or retaining or terraced walls and shall not exceed a ten foot (10') vertical height unless soils information requires a more restrictive treatment. Cut slopes must have visually pleasing rounded transitions to the undisturbed grade. All cut and fill slopes are subject to the HDZ regulations.

Riprap shall be hand-placed rock from the site and shall match the subdivision's rip-rap, and shall not exceed ten feet (10') in height. Not more than fifty percent (50%) of all slopes on a site may be stabilized with rock. These limitations may be exceeded with the approval of the ARC, in order to stabilize slopes.

B. Natural Growth Preservation, Revegetation and Landscaping

Disruption and removal of existing vegetation, including Mesquite, Saguaro and Palo Verde shall be confined to the construction area, as outlined in the Site Plan approved by the ARC. All disturbed areas shall be landscaped or re-vegetated, as shall all cut and fill slopes.

Only species native to the site shall be used for re-vegetation to areas outside of private patios and yards (see Recommended Plant List below). The plant materials theme for landscaped areas exposed to neighboring lots shall be Sonoran Desert Foothills.

Minimum plant density shall be as follows:

Trees: 1 tree/400 s.f. required

Shrubs: 2 shrubs/100 s.f. required

Groundcover: 25% of disturbed area minimum

Natural Sonoran Desert and Xeriscape (Low Water Use) landscaping are encouraged. All grass shall be kept within patio walls and shall be of a variety recognized to be pollen free. High water-consuming plants when used should be confined to small areas close to the house or in courtyards.

Natural drainageways shall be preserved wherever possible. If natural drainageways are altered, measures must be taken to prevent soil erosion. Drainageways, if lined, shall use rock from the site or similar to the subdivision's rip-rap.

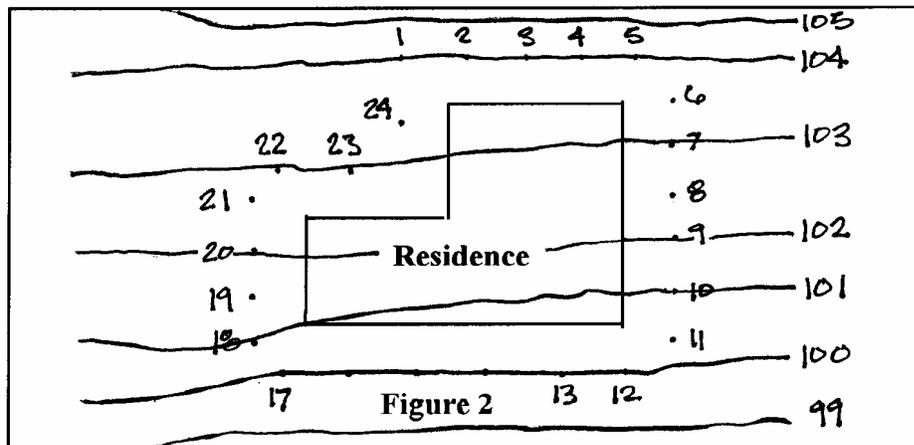
C. Average Finished Grade (AFG)

Every lot buyer will be provided with a plot plan of the lot, which shall among other information show the building envelopes, topography, easements, etc. This is provided to help with the calculations mentioned below.

- 1) The Average Finished Grade for building height calculation purposes (see Section III.D) shall be one foot (1') above the average elevation of the natural grade of the area on which the Dwelling or Improvement is located. The average elevation of the natural grade shall be the weighted average of elevations taken at five foot (5') intervals, at a distance of five feet (5')

from the building, prior to grading. To illustrate this definition, please refer to Figure 2 for the following example:

Please observe the layout of the residence within the slope. Elevations within five feet from the building have been taken at Five-foot intervals, resulting in 24 points. The Average Finished Grade is then computed as follows:



Points 1 thru 5	@ Elevation 104.0 = 520.0
Point 6	@ Elevation 103.7 = 103.7
Point 24	@ Elevation 103.5 = 103.5
Points 7,22 and 23	@ Elevation 103.0 = 309.0
Points 8 and 21	@ Elevation 102.5 = 205.0
Points 9 and 20	@ Elevation 102.0 = 204.0
Points 10 and 19	@ Elevation 101.0 = 202.0
Points 11 and 18	@ Elevation 100.2 = 200.4
Points 12 thru 17	@ Elevation 100.0 = 600.0
<u>Total of 24 Points</u>	<u>2,447.6</u>

To determine the AFG, divide the total by the number of points and add one foot: $2,447.6/24 = 101.98 + 1.0 = 102.98$.

2) The AFG and building heights will be based on the graphic representation of the site topography taken from the Subdivision topography maps.

3) Finished Floor Elevations (stated as XXXX.X feet) shall be referenced to the Subdivision's Elevation Benchmark Map.

4) A Monument AFG shall be set (and maintained during the construction process) consistent with the elevation obtained from the Subdivision's Elevation Benchmark Map. The Monument shall be set where it will not be disturbed by construction and from which the ARC and the Builder will establish and enforce the height restrictions imposed by the CC&Rs.

5) Due to their particular topography, the following lots may be excepted from the above described method of determining the Average Finished Grade: Lots 5, 6, 7, 10, 11, 12 and 13. For these lots only, the ARC may grant waivers or variances that, at its sole discretion, it deems will allow for a logical and rational utilization of the available terrain, without the requirement of a hold harmless agreement.

D. Building Heights

These Design Guidelines aim to achieve a tasteful blending of the residences to be built with its unique and stunning Sonoran Desert surroundings. To this end, the ARC will not approve designs that appear overpowering or excessive in height from the street or other lots within Rinconado Estates. The maximum building height shall be the combination of the calculated Average Finished Grade and the following:

Hip Roofs: 19.0' to ridge line maximum
Exceptions: 22.0' to ridge line as accent not to exceed 1/3 area under roof

Parapets: 16.0' maximum
Exceptions: a) 19.0' as accent not to exceed 1/3 of the area under roof
b) 22.0' as accent not to exceed 1/4 of the area under roof*

***Exceptions** a) and b) for Parapets shall not be cumulative and should not be interpreted as an automatic allowance of a specific height. In no event shall more than 1/3 of the total area under roof exceed the standard 16.0' height limitation. These **exceptions** may be granted when in the sole judgment of the ARC, granting the above **exceptions** will not adversely impact the view of neighboring lots to any degree greater than would be the case with the stated standard minimum height.

E. Setbacks

All structures must be contained within the following setbacks from lot property lines:

Front Yard: 50.0'

Back Yard: 50.0'

Side Yard: 20.0'

Exceptions: Patio walls to within 20.0' of front or rear property line and 15.0' from side property line.

These setbacks shall be applicable only when they are within the Building Envelopes.

IV. PLAN REVIEW PROCESS AND REQUIREMENTS

There are four stages in the Rinconado Estates approval process:

STAGE 1. Pre-Design Orientation

STAGE 2. Preliminary Plan Review and Approval

STAGE 3. Construction Plans Review and Approval

STAGE 4. Site Staking Review and Approval

STAGE 5. Final Review and Approval

These stages are progressive and are intended to assure compliance with the Rinconado Estates Architectural Review requirements. Approval of each stage will be given by a written endorsement of the ARC based upon the specific submittal provided by the applicant. It is the applicant's responsibility to see that all drawings, information, materials, etc. that constitute a specific submittal are received by the ARC in adequate time to allow for proper consideration and review.

No construction shall be allowed to commence on the site until the first three stages of the approval process are completed, and the Authorization to Start Construction has been issued. The fifth stage is a post-construction review and approval prior to occupancy. Please refer to Paragraph V below for information about the required submittal fees. In order to assist applicants in preparation of specific submittals, the ARC has established a series of minimum submittal requirements for each stage of the approval process. Any additional information that can be provided to clarify, illustrate or otherwise aid the ARC in this review process is encouraged and always appreciated.

The ARC strongly encourages Owners to obtain its Preliminary Plan Approval prior to the Pima County Building Codes Division approval, in order to avoid unnecessary re-submittals to Pima County.

All submittals to the ARC should consist of three sets of drawings and accompanying documentation. In conjunction with submittal for new dwellings, a copy of the Hillside Development Zone (HDZ) Ordinance approval from Pima County, if applicable, must be provided before the site is staked. Two sets of drawings will be retained by the ARC and one set of approved drawings shall be returned to the Owner.

STAGE 1. PRE-DESIGN ORIENTATION

This phase starts the process of residence design at Rinconado Estates. The Owner or the Owner's representative will meet with a representative of the ARC. The intent is to familiarize the Owner with the Design Guidelines, the Building Envelope and any conditions that are specific to the particular lot. This phase should occur before any designs or plans are prepared.

After the meeting described above and upon receipt of the applicable Design Review Fee and a letter from the Owner authorizing any representative to act on behalf of the Owner in all matters related to the Design Guidelines and the design review process, the ARC will issue a letter authorizing the Owner to proceed with Stage 2 of the process.

STAGE 2. PRELIMINARY PLAN REVIEW AND APPROVAL

Plans submitted shall meet, include or reflect the following minimum requirements; all of the information detailed below shall be shown and labeled clearly:

A. Site Plans

- 1) Drawn to scale at minimum of one inch equals twenty feet.
- 2) Property lines indicated and setbacks dimensioned.
- 3) Indicate the Building Envelope.
- 3) Location of structure on site, including out-buildings, if any.

- 4) Diagram showing calculation of AFG.
- 5) Finished Floor Elevation of the structure with values stated as per the subdivision's Elevation Benchmark Map.
- 6) Locations, elevation call-outs and material specifications of related improvements of driveways, patios, septic systems, etc.
- 7) Locations, material specifications, and top-of-wall elevations of all proposed patio walls, retaining walls, etc.
- 8) Master grading plan indicating existing and proposed topographic contours, drainage patterns, and proposed perimeter grading limits.
- 9) Location and proposed alignment of underground utility service lines.
- 10) Location of all utility yard enclosures and mechanical equipment enclosure (including pool equipment, if any).

B. Floor Plans

- 1) Drawn to scale at one-quarter inch equals one foot (Preliminary Plan may be at 1/8" Scale).
- 2) Finished Floor Elevation values stated.
- 3) Major rooms labeled.
- 4) Enclosed living-area square-footage totals noted.
- 5) Locations of all utility yard enclosures with all utility meters and other provisions labeled.
- 6) Locations of all mechanical equipment (condensers, etc.) and the resulting enclosures.

NOTE: If exceptions to standard building heights are requested, indicate so on the Floor Plans by shading the areas subject to the exception, indicating the square footage of such areas.

C. Elevations

- 1) Drawn to scale at one-quarter inch equals one foot (Preliminary Plan may be at 1/8" Scale).
- 2) All exterior building elevations shall be represented.
- 3) Existing contour grades and proposed finished contour grades.
- 4) Finished Floor Elevations lines.
- 5) Top-of-wall and top-of-roof elevation call-outs or dimensions for all building components.
- 6) All exterior materials shall be specified.
- 7) Exterior material colors/samples to be provided (required on Construction Plan Review only).

STAGE 3. CONSTRUCTION PLANS REVIEW AND APPROVAL

This submittal process consists of a full set of Construction Drawings, Plans and Specifications in sufficient detail for Pima County Building Codes Division Approval. It should include all the plans and drawings required on Stage 1, as well as the following:

D. Landscaping Plans

- 1) Master site plan drawn to scale at minimum one inch equals twenty feet.
- 2) Specific area plans (if needed) drawn to scale at minimum one-eighth inch equals one foot. This plan is required for cut or fill slopes exceeding two feet (2') in vertical height.
- 3) Master site plan should reflect all existing major desert growth removed by construction or that is within twenty feet (20') of proposed improvements.
- 4) Landscaping plans should outline and detail specific treatments of re-vegetation and new supplemental vegetation of all exterior areas (not enclosed by patio walls, etc.)
- 5) Landscaping plans for areas enclosed by patio walls shall be submitted at the applicant's option at this time, additional review fee to be applied if submitted at a later date.
- 6) Any tree over fifteen feet (15') in height must be highlighted to the Committee for express approval.
- 7) The location and specifications of all exterior lighting.

STAGE 4. SITE STAKING REVIEW AND APPROVAL

This stage shall meet, include or reflect the following minimum requirements:

- Physical staking of structure corners, performed by a certified, licensed surveyor, referencing benchmarks.
- All staking must reflect structure location and layout as previously submitted in graphic plan form only. No "field adjustment" of structure layout will be allowed without submission of a revised site plan for review and approval.
- The ARC reserves the right to determine on a lot by lot basis if additional staking of improvements and/or erection of building height poles is required from the Owner.

STAGE 5. FINAL REVIEW AND APPROVAL

This stage shall consist of the following:

- Applicant shall notify the ARC in writing of their request for final approval prior to occupancy.
- Applicant shall submit a copy of the Certificate of Occupancy issued by the Pima County Building Codes Division (Building Permit with final inspections noted).

The ARC will complete a final inspection, and promptly notify Owner of approval in writing. Within thirty (30) days, the Owner will receive a refund of the Compliance Deposit, or any part thereof.

V. PLAN SUBMITTAL FEES

- 1) The submittal of plans for a new home or Dwelling, including plans for landscaping, any ancillary structures, walls and pools will require a Plan Submittal Fee of \$1,500.00. The Plan Submittal Fee is payable with the Preliminary Plan Review submission.
- 2) The Compliance Deposit of \$5,000.00 is a refundable security deposit, as defined in the CC&Rs. It is payable before any disturbance occurs at the site and is a condition for the issuance of the Authorization to Start Construction. No construction equipment and/or personnel will be allowed access until the Compliance Deposit is received.
- 3) If submitted separately from plans for the Dwelling, or if construction occurs six months or later after Certificate of Occupancy is received on the home, a landscaping plan shall require a plan submittal fee equal to Twenty Percent (20%) of the charge for a new Dwelling submittal. Any such landscaping plans may include structures that do not exceed the height of existing patio walls.
- 4) The construction of a home addition, garage, guest house, ramada, or any other structures where one or more solid walls are erected above the height of a pre-existing patio wall and/or with greater than One Hundred square feet (100 sq.ft.) in area will require the same level of review as was applied to plans submitted

for dwelling. As a consequence, a plan submittal fee equal to One Hundred Percent (100%) of that charge for a new Dwelling will be required.

5) Plan revisions and/or additional submittals made after the Construction Plan Approval process and prior to Certificate of Occupancy requires a plan change submittal fee of \$300.00.

6) Any request for waivers or variances shall require an additional fee of Fifty Percent (50%) of the charge for a new Dwelling submittal. Payment of the fee is a prerequisite for the waiver or variance to be reviewed, however, such payment does not guarantee such request will be granted. The ARC at its sole discretion may deny such requests.

VI. APPROVED PLANT LIST

Based on their adaptability to the specific climatic conditions of the Sonoran desert, on their beauty and on their low levels of water usage, the following list of Recommended Plants has been prepared:

TREES

<i>Acacia abyssinica</i> Ethiopian acacia	<i>Acacia berlandieri</i> Texas acacia	<i>Acacia Constricta</i> Whitehorn acacia
<i>Acacia shaffneri</i> Twisted acacia	<i>Acacia smallii</i> Sweet acacia	<i>Acacia stenophylla</i> Shoestring acacia
<i>Acacia willardiana</i> Palo Blanco	<i>Carnegia gigantea</i> Saguaro	<i>Celtis reticulata</i> Western hackberry
<i>Cercidium floridum</i> Blue palo verde	<i>Cercidium micro- phyllum</i> Foothills palo verde	<i>Cercidium phraecox</i> Palo brea
<i>Chilopsis linearis</i> Desert willow	<i>Cupressus arizonica</i> Arizona cypress	<i>Fraxinus greggii</i> Rio Grande ash
<i>Fraxinus undei</i> Mexican ash	<i>Fraxinus velutina</i> Arizona ash	<i>Lysiloma thornberi</i> Feather bush

Trees (continued)

<i>Parkinsonia aculeata</i> Mexican Palo Verde	<i>Pithecellobium flexicaule</i> Texas ebony	<i>Prosopis alba</i> Argentine Mesquite
<i>Prosopis chilensis</i> Chilean Mesquite	<i>Prosopis glandulosa</i> Texas honey mesquite	<i>Prosopis velutina</i> Native Mesquite
<i>Yucca brevifolia</i> Joshua tree	<i>Yucca elata</i> Soap tree	

SHRUBS

<i>Acacia gregii</i> Catclaw acacia	<i>Agave species</i> Larger species	<i>Aniscanthus thurberi</i> Desert honeysuckle
<i>Atriplex canescens</i> Four wing saltbrush	<i>Atriplex hymenelytra</i> Desert holly	<i>Atriplex lentiformis</i> Desert honeysuckle
<i>Berberis trifoliolata</i> Hollygrape barberry	<i>Buddleia marrubifolia</i> Butterfly bush	<i>Caesalpinia gilliesii</i> Yellow bird of paradise
<i>Caesalpinia mexicana</i> Mexican bird of paradise	<i>Caesalpinia pulcherrima</i> Red bird of paradise	<i>Calliandra californica</i> Red fairy duster
<i>Calliandra eriophylla</i> Fairy duster	<i>Cassia artemisioides</i> Feathery cassia	<i>Cassia nemophila</i> Green cassia
<i>Cassia phyllodinea</i> Silver cassia	<i>Cassia sturtii</i> Sturt's cassia	<i>Cassia wislizeni</i> Popcorn bush
<i>Celtis pallida</i> Desert hackberry	<i>Cordia boissieri</i> Texas oilive	<i>Cordia parviflora</i> Little leaf cordia
<i>Dalea pulchra</i> Indigo bush	<i>Dasyliirion wheeleri</i> Desert spoon	<i>Dodonaea viscosa</i> Hopbush
<i>Dodonaea viscosa pupurea</i> Purple hogbush	<i>Encelia farinosa</i> Brittlebush	<i>Ephedra viridis</i> Mormon tea

Shrubs (continued)

<i>Fallugia paradoxa</i> Apache plume	<i>Ferocactus specis</i> Barrel cacti	<i>Fouquieria splendens</i> Ocotillo
<i>Hesperaloe parviflora</i> Red yucca	<i>Justica californica</i> Chuparosa	<i>Justica ghiesbreghtiana</i> Firecracker plant
<i>Lantana camara</i> Bush lantana	<i>Larrea tridentata</i> Creosote bush	<i>Leucophyllum frutescens</i> Texan ranger
<i>Leucophyllum laevagatum</i> Chihuahuan ranger	<i>Nolina microcarpa</i> Bear grass	<i>Opuntia species</i> Cholla & Prickly Pear species
<i>Pennisetum setaceum cupreum</i> Red fountain grass	<i>Rhus choriophylla</i> Evergreen sumac	<i>Rhus ovata</i> Sugar bush
<i>Rhus tribolata</i> Squaw bush	<i>Ruellia californica</i> Ruellia	<i>Salvia clevelandii</i> San Diego sage
<i>Salvia greggii</i> Texas sage	<i>Simmondsia chinensis</i> Jojoba	<i>Sophora secundiflora</i> Texas mountain laurel
<i>Tecoma stans agustata</i> Arizona yellow bells	<i>Thamnosia montana</i> Turpentine broom	<i>Vauquelinia californica</i> Arizona rosewood
<i>Yucca species</i> Spanish dagger, Spanish bayonet, Lord's candle, etc.		

GROUNDCOVERS AND VINES

<i>Acacia redolens</i> Creeping acacia	<i>Agave species</i> Smaller species	<i>Aloe baarbadensis</i> Aloe vera
<i>Aloe saponaria</i> African aloe	<i>Antigonon leptopus</i> Queen’s wreath	<i>Aquilegia species</i> Columbine species
<i>Atriplex semibacata</i> Australian saltbush	<i>Asclepias subulata</i> Desert milkweed	<i>Asclepias tuberosa</i> Butterfly weed
<i>Baileya multiradiata</i> Desert marigold	<i>Cissus trifoliolata</i> Arizona grape ivy	<i>Dalea greggii</i> Prostrate indigo bush
<i>Doxantha unguiscacti</i> Cat claw vine	<i>Gallardia puchella</i> Firewheel	<i>Lantana montevidensis</i> Purple trailing lantana
<i>Oenothera caespitosa</i> Evening primrose	<i>Oenothera drummondii</i> Baja primrose	

Please note that any plants not on this plant list must be approved by the ARC.

VII. CONSTRUCTION OPERATION, RULES AND REGULATIONS

Rinconado Estates is a private community with rules and regulations established by the Rinconado Estates Homeowners’ Association. Verified infractions of these rules and regulations by contractors or subcontractors will result in loss of access to Rinconado Estates.

- 1) Each contractor must provide a complete list of all subcontractors (and continue to update this list as work progresses) to the Rinconado Estates Homeowners’ Association.
- 2) Construction personnel will receive from the Association an access number that will be valid for the term of his/her employment at Rinconado Estates.
- 3) Parking is limited to one side of the street only, as determined by the contractor and approved by the ARC. No parking is

permitted within twenty feet (20') of a resident's driveway or mailbox. No parking is permitted off subdivision roadways, unless on the construction site areas approved by the ARC for clearing and construction.

4) Construction and related deliveries are permitted Monday through Saturday. No construction is permitted on Sundays or Major Holidays. Contractors, Architects, Builders and Engineers will be permitted access for meetings on Sundays, but no construction equipment or deliveries will be permitted. Rinconado Estates recognizes the following Major Holidays as a non work schedule: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving and Christmas Day.

5) Construction work hours are 7:00 a.m. to 6:00 p.m. from November through March, and 6:00 a.m. to 7:00 p.m. from April through October (Monday through Saturday).

6) The speed limit under normal conditions is 25 m.p.h.

7) Upon entry into and exit from Rinconado Estates, all traffic signs must be observed.

8) Within Rinconado Estates, counter-clockwise traffic flow must be observed at all cul-de-sacs. Contractor suppliers and personnel may not use private driveways as turnarounds.

9) Radios and tape players are not to be played on the exterior of the house or at any volume objectionable to the surrounding residents.

10) Car or truck telephones are not permitted to "ring" by blowing the vehicle's horn.

11) Erosion during construction from unpaved construction drives or cleared areas, spillage from trucks and equipment and tracking by vehicles onto paved streets or private property is not allowed. Timely clean-up is the responsibility of the Owner.

12) During the construction phase, storage of equipment and/or material and the installations of security fencing shall be confined to the property limits. Common Areas owned by the Homeowners' Association may not be used for this purpose.

13) Portable restroom facilities are to be located on the property under construction in the least conspicuous manner possible.

14) No dogs or pets shall be allowed on the jobsites.

15) Builders and Owners shall jointly assure that the “Construction Operation, Rules and Regulations” governing all Rinconado Estates construction are enforced.

Mailbox Design

TBD