



LVRE DESIGN GUIDELINES SUMMARY GUIDE

The full LVRE Design Guidelines document supersedes this summary of the Guidelines, while the CC&R's supersede all Guidelines. Any and all disputes regarding the building process need to be resolved with the Board of Directors ~~Architectural Design Members~~ and the Design Review Committee prior to building.

This document is intended to provide a basic summary of the key points of the LVRE Design Guidelines, and is not intended to be the all-inclusive list of requirements for architectural approval.

Design Element Details

- All structures shall be designed to minimize the visual impact on the Lot and to adjacent property, and be integrated into the site (*not artificially perched or cut into the site*).
- All structures **and improvements**, including, garages, storage buildings, walls, fencing, etc. must be approved by the Design Review Committee prior to building.
- All structures shall be site built and of new construction.
- No A-frame, Modular, Manufactured, Geodesic Dome or Victorian style structures are allowed.
- Environmental Responsibility is essential to the building process, as per the LVRE Design Guidelines.
- Main house livable square footage is to be a minimum of **2,200 square feet**.
- All exterior materials and colors must be approved by the Design Review Committee.
- Preferred and acceptable exterior surface materials are: stone, stucco, board and batten (*or other wood type siding treatments*), exposed or mortar washed slump block, tumbled or used brick.
- Roof lines and heights: 18' max base height (*2/3 of building*), with 21' max height for flat roof mass and 26' for pitched room mass (*1/3 of building*). No roof pitches greater than 8/12. Need to meet Design Review Committee requirements prior to building.
- Roof materials to be tile, slate, corrugated weathered steel, cedar shake, oxidized copper or architectural shingles. Reflective coatings on roof material will not be approved.
- Exterior colors should blend with the natural environment. No bright or pastel exterior colors will be allowed or approved.
- Exterior lighting shall have concealed light sources and meet Yavapai County "dark sky" requirements.
- Mechanical Equipment shall be ground mounted and screened from view. Antennae, transformers and similar equipment shall be placed in inconspicuous locations.
- Landscaping – the maximum of disturbed vegetation, trees, brush and grassland included, is 20% of the lot size, including house and ~~outbuildings~~ **improvements**. Any disturbed areas shall be re-vegetated or otherwise restored.
- Drainage – Shall be county approved for each parcel and shall not adversely affect adjoining parcels.
- See LVRE Design Guidelines for site walls and fencing requirements.

Architectural Design Recommendations

- Stone accents on the exterior are not required, but recommended to enhance the ranch look.
- When using pitched roofs, a double exterior fascia (*2"x8" with 2"x4" at top*) is recommended along with a larger overhang of 24".
- Recessed windows are encouraged to enhance the ranch and western look.
- Incorporate exterior elements on all four sides of the residence, for a balanced architectural design.
- Natural landscaping with minimal disturbance is essential to keep the rural, ranch character.



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Submittal Requirement Details

- Design Review process shall follow the LVRE Design Committee requirements and submittal procedures for *all* structures and ~~outbuildings~~ **improvements**.
- Provide non-refundable submittal fee of ~~\$2,500~~ **\$4,500** for new residence construction review.
- The following plans are required for review and approval (2 copies): *Site plan (show structures, disturbed area boundary & restoration, topography, drainage and grading, existing vegetation in construction area)*, *Landscape plan*, *Floor plan (w/dimensions)*, *Exterior elevations (with details and heights from grade)*, *Building sections*, *Roof plan/height exhibit*.
- Color scheme chips for **the** exterior and roof need to be approved by the Design Review Committee for all structures prior to building. A color/materials board shall be provided for approval prior to any construction.
- All submittals to be provided to the DRC via HOAMCO Architectural Review Department.

After Approval

- **IMPORTANT-** Before the start of home construction, an approved driveway apron of asphalt or concrete must be completed to protect the integrity of the LVRE roads. This apron shall be a minimum of 16' wide at the adjacent LVRE road, and with a minimum of 8' in depth from the adjacent LVRE road as approved by the Design Review Committee.
- The Owner shall, in any event, complete construction on his Lot within ~~twelve (12) months~~ **the time frame agreed to by the Owner and the Design Review Committee** after commencing construction. Failure to do so may result in fines and/or a new review fee may apply.
- Provide the required, refundable construction deposit of ~~\$3,000~~ **\$5,000** prior to construction.
- **Construction hours are 6:00 am to 6:00 pm – Monday-Friday. Saturdays are 8:00 am to 3:00 pm, with No work permitted on Sundays or National holidays.**
- Gates – Contractors shall acquire gate access cards from the Association Manager via HOAMCO. These cards are to be returned upon final approval of construction from HOAMCO. **NO GATE ACCESS CODES ALLOWED.**
- Inspection throughout the construction process is mandatory for final Architectural approval. LVRE reserves the right to inspect parcel construction sites for compliance at any time.
- Fire Safety is mandatory. See full LVRE Design Guidelines for all requirements. Owners and Contractors are completely responsible for Fire Safety.
- Construction Site – See full LVRE Design Guidelines for these requirements. Contractors and property owners are responsible for keeping the site clean. No smoking or open fires.
- Personnel - See full ~~LVRE Design Guidelines~~ **Construction Regulations** for these requirements.

Authority of the Architectural Committee

The ~~Architectural~~ **Design Review** Committee shall have the authority to refuse and/or approve any such plans, specifications and/or site plans, which are not compatible with the natural environment of Las Vegas Ranch Estates or are not suitable or desirable, in its opinion, for aesthetic reason, and in so passing upon such plans, specifications and grading plans, it shall have the right to take into consideration the architectural design of the proposed dwelling or other structures, the materials of which it is to be built, the site upon which it is proposed to erect the same, the harmony thereof with the surrounding and the effect of the dwelling, building or other structure as planned on the outlook from the adjacent or neighboring property.