

Copperfield Design Guidelines

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Exhibits Attached:

Exhibit "A"

Application for Preliminary Plan Review

Exhibit "B"

Application for Final Plan Review

Exhibit "C"

Application for Project Completion/Final Inspection

Exhibit "D"

Final Inspection Checklist

Exhibit "E"

Color Board Requirements

Exhibit "F"

Application for Review of Modifications to an Existing Residence

1.0 DEFINITIONS

Unless the context otherwise specifies or requires, the following words or phrases when used in the Design Guidelines shall have the following specific meanings. Terms used herein which are defined in the Declaration of Covenants, Conditions, and Restrictions for Copperfield ("Declaration") rather than in these Design Guidelines shall have the meanings specified in the Declaration.

Any capitalized terms used in these Design Guidelines, which are not defined in this document, shall have the same meaning as described in the Declaration.

1.0 COMMITTEE

"Committee" means the Architectural Control Committee, designated to review and enforce these Design Guidelines.

1.1 BASEMENT

"Basement" means any portion of a Residence, which is both primarily below grade, and below the Lower Story.

1.2 BUILDER

"Builder" means a person or entity engaged by an Owner for the purpose of constructing any Work within the Properties. The Builder and Owner may be the same person or entity.

1.3 BUILDING ENVELOPE

"Building Envelope" means that portion of a Unit that may be developed with architectural improvements.

1.4 CONSULTANT

"Consultant" means any professional (such as, a licensed architect, contractor, builder, home designer, resource manager or civil engineer) that serves to advise the Reviewing Body on the technical aspects of each submittal.

1.5 DECLARANT

"Declarant" means Copperfield Land Company, LLC an Arizona limited liability company, or any successor, successor-in-title, or assign who takes title to any portion of the property described on the Declaration for the purpose of development and/or sale and who is designated as the Declarant in a recorded instrument executed by the immediately preceding Declarant.

1.6 DECLARATION

"Declaration" means the Declaration of Covenants, Conditions, and Restrictions for Copperfield, as the same may be amended from time to time.

1.7 DESIGN GUIDELINES

"Design Guidelines" means the restrictions, review procedures, and construction regulations initially adopted and enforced by the Declarant as set forth herein and as amended from time to time.

1.8 EXCAVATION

"Excavation" means any disturbance of the surface of the land (except to the extent reasonably necessary for planting or removal 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 of the land or any grading of the surface.

1.9 FILL

"Fill" means any addition of earth, rock, or other materials applied to the surface of the land, which increases the natural elevation of such surface.

1.10 GOVERNING AUTHORITY

"Governing Authority" refers to Yavapai County, Arizona and/or other applicable authorities.

1.11 LOWER STORY

"Lower Story" means all portions of a Residence that are part of the lowest full story either above existing ground, a Basement or built up area.

1.12 NATIVE PLANTS

"Native Plants" means all the indigenous species of plants, native to the area, whether ground cover, shrub, or tree. A list of such native plants can be found in Exhibit "I."

1.13 NATURAL AREA

"Natural Area" means that portion of the natural environment lying within a Unit but outside of the Building Envelope, which must remain undisturbed.

1.14 OPEN SPACE

"Open Space" means all land, improvements, and other properties now or hereafter designated as such on the Record of Survey, or the Declaration or the Association Rules.

1.15 OWNER

"Owner" means the Owner of a Unit. For the purposes herein, the Owner may act through such Owner's agent, provided that such agent is authorized in writing to act in such capacity.

1.16 SURVEY

"Survey" refer to the official Record of Survey of Copperfield as recorded or to be recorded in Yavapai County Book of Records.

1.17 PROPERTIES

"Properties" refers to all of the real Property subject to the Declaration.

1.19 RESIDENCE

"Residence" means the building or buildings, including any garage, used for residential purposes constructed on a Unit, and any improvement or structure constructed in connection therewith. Unless otherwise defined, "Residence" shall mean single-family residence.

1.20 REVIEWING BODY

"Reviewing Body" means the Declarant or the Architectural Review Committee and/or Consultants, if any, established pursuant to the Declaration.

1.21 SECOND STORY

"Second Story" means all portions of a Residence, which is above the Lower Story.

1.22 STRUCTURE

"Structure" means anything constructed or erected on a Unit, the use of which requires location on the ground or attachments to something having location on the ground.

1.23 UNIT

"Unit" means a portion of the Properties, whether improved or unimproved, which may be independently owned and conveyed and which is intended for development, use and occupancy as a Residence for a single family.

1.24 WORK

"Work" means any placement or installation of a structure or any improvements, including staking, clearing, excavation, grading or other site work, exterior alteration or removal of landscaping materials.

2.0 ARCHITECTURAL DESIGN

The Design Guidelines are not intended to define a particular style, but rather outline specific concepts to be followed throughout the design process. The overall objective of the guidelines is to promote the custom home architectural ambiance of Yavapai County while maintaining a strong environmental relationship with the site.

To foster a consistent style, a minimum livable residential square footage of 2,000 square feet has been established for all home sites. Although a variety of styles will be considered by the Committee, taking into consideration the overall architectural character of the neighborhood, the following list includes some, but not all, styles that are prohibited: Log Cabin, Geodesic Dome, or Santa Fe.

2.1 BUILDING HEIGHT

Building heights are measured from the highest point of any major roof ridgeline to the existing grade directly below that point. A straight line running parallel with the slope of a lot will be used to define the allowable height limits. Building height limits are as follow: 2/3 of the mass of the roof may not exceed a height of 28', with the remaining 1/3 not exceeding a height of 35'. A walk-out element may be constructed on Lot 2, provided the finish floor elevation and height requirements are met.

These allowable height limits do not include chimneys and do not overrule any more restrictive height limits applied to any lot by Yavapai County. The Committee may ask for visual verification of proposed building heights or certification of any roof height during the construction process.

2.2 BUILDING MASSING

Large continuous vertical wall planes shall be avoided. Any foot print wall which measures more than 35' in length must contain a minimum 24" horizontal wall offset. All exterior wall surfaces must contain a similar level of articulation and detail, and blank walls longer than 12' must be broken up with architectural relief, such as an additional window.

2.3 EXTERIOR WALL MATERIALS

Exterior walls must be constructed of ignition resistant materials (UWIC). Exterior wall surfaces may be stucco, smooth or textured, exposed or mortar-washed brick, natural or cultured stone or 4" to 7" exposed lap siding consisting of hardy board, smart siding or an approved material as submitted and approved by the Committee. The following exterior materials are prohibited: standard concrete

block, vinyl siding, plastics, wood sheet siding, tempered hard board siding, reflective surfaces, and other materials which do not reflect the design philosophy of Copperfield. Use of a combination of materials is encouraged, and all exterior materials are subject to approval by the Committee.

Foundation walls should be treated with the same materials as the wall above. They may be exposed up to 24" above finished grade but must have a stucco or mortar wash finish, painted to match the home per Committee approval. Structure shall have under-floor area enclosed to the ground with exterior walls. Attic and crawl space ventilation openings shall be covered with noncombustible, corrosion resistant mesh with openings not to exceed 1/8" (UWIC).

All wall mounted accessories, i.e. gas meters, cover plates, and utilities boxes and conduits must be painted to match the adjoining wall surface color.

Mirrored glass is prohibited. The use of glass block is allowed but is subject to review by the Committee.

2.4 EXTERIOR WALL COLORS

Exterior wall colors shall be in harmony with the surrounding landscape and be selected in concert with other building materials. The home colors selected shall be mindful of the colors of surrounding environment. A minimum of three (3) exterior colors on the home are required (i.e., two for the body, one for trim) and a maximum of four exterior colors are allowed.

Trim accents around windows, doors, and other such areas on the home must be approved by the Committee, along with all colors and materials for the home. Garage doors need to match either the body or the trim color, not an accent color.

A 3'x3' sample of the proposed body colors, roof color, door color, gutter color, window frame color, fascia and trim color on actual materials, along with a stone sample, shall be delivered to Committee for approval. A complete color board with all exterior colors and materials is to be submitted with the final submittal.

2.5 WINDOWS AND DOORS

The use of colored, reflective, or mirrored glass is not permitted, but stained glass windows and door treatments may be permitted if approved by the Committee.

2.6 ROOFS

While roof pitches and overhangs will vary with different styles of architectural design, the allowable range of acceptable roof pitch are 3:12 to 6:12, unless approved by the Committee. Flatter accent roofing detail based on the architectural style will be reviewed on a case by case basis.

Exposed roof forms are limited to gable and/or hip. Flat roofs are permitted only with appropriate style designs and only where a mixture of flat and pitched are integrated into the design.

Ridge lines must not exceed 50' in length before a significant change occurs in direction and/or elevation. Roof overhangs shall be enclosed with a finished soffit material.

Unless otherwise approved by the Committee, roof overhangs, as measured from the outside face of a wall to the outside surface of the roof fascia, may not be less than 2'-0".

Roof materials must have a class "A" roof rating (UWIC). The following roof surfacing materials are permitted: flat or "S"-shape concrete tile; slate and 30-year high profile composite asphalt shingles; rusted corten or raw corrugated metal, standing metal seam, colored non-reflective metal; all subject to Committee review and approval., Wood shakes or wood shingles and other composite types of roofing are not allowed.

All roofing materials must be of a color that blends with the natural surroundings, and all roofs shall have a low Light Reflective Value (LRV), to be approved by the Committee.

2.7 DECKS AND PORCHES

All porches and decks should relate directly to the home through the use of similar building materials and colors. Porches, balconies, patios and decks above grade shall have an appropriate designed railing system.

All porch or patio supports must be cased columns of wood, brick, stone or stucco and of a size (cross-section) that is in proper proportion to their height; support columns must have a minimum side dimension of 8" for wood, and 16" for stucco, brick, or stone.

Deck surfaces may be redwood or cedar, tile, synthetic lumber or a membrane "walk surface". All designs are subject to Committee approval.

2.8 GUEST HOUSES

Any attached or detached guesthouses shall be of the same architectural style, color, and material as the home. Any guesthouse must be built within the Allowable Building Area and comply with all requirements of the Design Guidelines and applicable local zoning regulations.

2.9 SOLAR APPLICATIONS

While it is not the intention of the Committee to restrict the installation, functioning, efficiency or use of roof mounted solar devices, the Committee reserves the right to reasonably restrict placement of such devices as they affect the appearance of each home, in accordance with A.R.S. §33-1816.

2.10 FIREPLACES

Fireplaces at Copperfield may be wood burning or gas, and must be approved by the Environmental Protection Agency (EPA) in accordance with Yavapai County's standards for particulate emissions.

When a fireplace direct vent is extended through the roof, it is mandatory that a chimney chase be built to screen the direct vent pipe. The final design of all fireplaces and chimneys is subject to approval by the Committee.

A painted or powder-coated sheet metal shroud cap, approved by the Committee, must be installed on top of the chase to screen the vent pipe cap from view. Direct venting through an exterior wall must be approved by the Committee.

2.11 ROADWAYS/DRIVEWAYS

All roadways and/or driveways providing ingress, egress, and utilities from any original roadway platted and shown on Original Record of Survey to an Original Parcel shall require a minimum of fifty feet (50') easement for ingress, egress, and utilities, a minimum of twenty feet (20') wide roadway pavement and constructed of a minimum of three inches (3") of a asphaltic concrete on six inches (6") ABC. All interior driveways that access two Parcels or less must be a dust-free, all weather surface approved by the Committee.

2.12 GARAGES

Each residence in Copperfield shall contain parking space within the Lot for at least two automobiles in an enclosed garage. Garages are to be attached to the residence, unless otherwise approved by the Committee. Carports are not permitted. Two additional spaces are required to accommodate guest parking. Other than personal automobiles, all vehicles, including commercial trucks, boats, trailers, campers and recreational vehicles must be kept in an enclosed Structure.

Recreational Vehicle (RV) storage garages will be reviewed and must have Committee approval. The height of an RV garage shall not exceed the height of the main house structure. Where possible, the topography of the Lot shall be utilized in order to minimize the size and visible impact of any RV garage in relation to the Residence.

It is encouraged that all garages; both attached and detached, be arranged to where they are not visible from the main roads on the original Record of Survey for Copperfield. The Committee reserves the right to not approve garages; both attached and detached, if they do not follow these encouraged guidelines.

2.13 FLAGPOLES

Any flagpole shall be of 18.0 gauge aluminum, 12' maximum height above finished grade (not on a berm) and of satin or bronze finish. The maximum flag size is 3' x 5', illumination is not permitted and Committee approval is required. Requirements of the National Flag Code shall be followed.

2.14 ANTENNAS

The installation location of antennae or satellite dishes designed for over-the-air reception of television or other signals must be approved by the Committee. Antennae and satellite dishes should be screened from public view as much as possible, and all attached cables must be underground or within the structure of the home. No antennae disguised as trees, rocks, etc. will be permitted.

2.15 ROOF SUPPORT COLUMNS

All roof supports must be cased columns of wood, brick, stone or stucco and of a size (crosssection) that is in proper proportion to their height; support columns must have a minimum side dimension of 8" for wood, and 16" for stucco, brick, or stone.

2.16 ALTERNATE SEWER SYSTEMS

Alternate Sewer Systems are required in Copperfield.

2.17 PROPANE TANKS

All propane tanks shall be underground, and not visible.

3.0 LANDSCAPE DESIGN

Landscape design at Copperfield shall integrate the built environment with the beauty of the native environment. Opportunities to use various landscape materials immediately adjacent to a home and out of view from roadways and neighboring property are recommended. However, in areas not directly adjacent to the home, the introduction of plant materials is limited to indigenous species found in the local plant community. The overall objective of the landscape design guidelines is to promote integration of landscaping materials as they occur within the entire property consistent to the overall neighborhood design. Consideration should be given to water conservation and fire and brush control restrictions in all landscape designs.

3.1 LANDSCAPE

The planting, removal and/or relocation of any trees must be approved by the Committee.

All Owners shall have adequate plantings around the home to eliminate sparse areas.

Landscaping is encouraged to consist of low water use plants, trees, and shrubs.

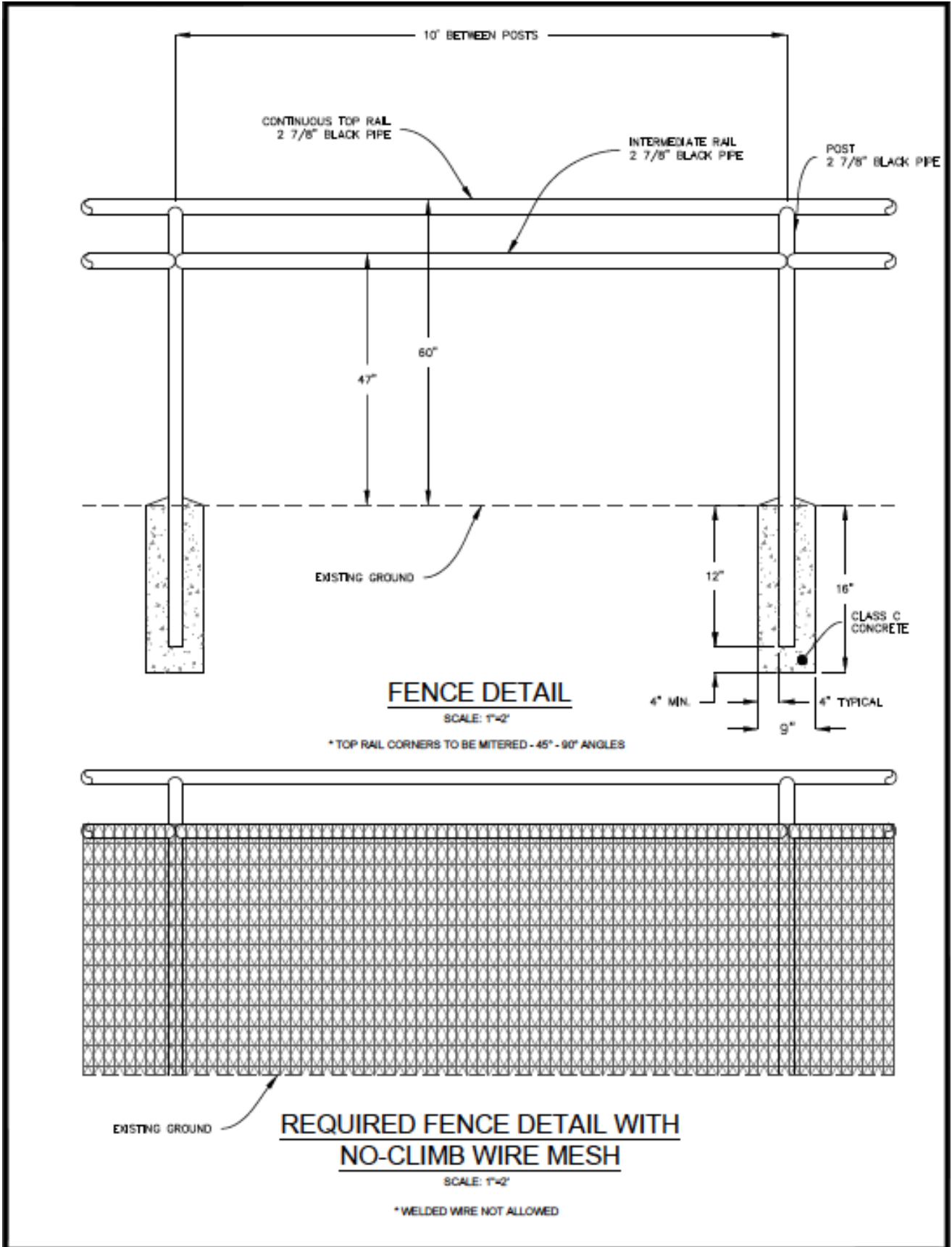
3.2 RETAINING WALLS

When retaining walls are required, they shall be constructed of materials consistent with the materials and colors of the home and other lot improvements. The use of native/natural stone is encouraged. When appropriate, retaining walls shall be designed as an architectural extension of the home. If rock material to be used is other than that pre-approved by the Committee, a sample of proposed rock material and design masonry is required for Architectural Review and approval.

The maximum total vertical exposure of a retaining wall shall not exceed 5'. If additional height is required, a minimum 4' offset must be created between retaining wall structures. The use of plantings to soften the visual impact of the retaining wall is encouraged. All retaining walls must be located entirely within the Building Envelope or as permitted by the Committee.

3.3 FENCES

Property Boundary fencing shall be in accordance with the following exhibit:



Interior fencing, walls, and barrier devices may be used for privacy and screening purposes, as approved by Committee. No white picket or vinyl fencing will be approved.

3.4 IRRIGATION

All landscaped or re-vegetated areas within the Allowable Building Area or immediately surrounding a home shall be irrigated with drip irrigation by the Owner.

3.5 LIGHTING

All outside lighting must be approved by Committee. All lighting must be installed to pleasantly illuminate the structures and not cause a nuisance to others.

3.6 SERVICE YARD

All above-ground, animal-proof, garbage and trash containers, mechanical equipment, and other outdoor maintenance and service facilities shall be screened from any streets, common area and other lots. Clotheslines are prohibited.

3.7 MAILBOXES

No individual mail or paper deliver boxes will be permitted. Developer has provided gang mailboxes for rural mail delivery for the original Parcels on the Record of Survey. If initial gang boxes are necessary, the developer shall not be responsible for payment. Any additional gang boxes shall match the existing boxes both in style and color, and shall be approved by the Committee.

3.8 ROADWAY LANDSCAPING

Any roadway within an easement or tract shall not be landscaped, and shall be left in its natural, native state.

4.0 THE DESIGN REVIEW PROCESS

The Design Review Process includes checkpoints designed to minimize time spent on concepts that do not adhere to the Residential Design Guidelines.

4.1 PRE-QUALIFIED DESIGN SERVICES

Any Architect/Designer retained for design services by a Lot Owner shall be required to demonstrate their capabilities to the Declarant and/or the Committee before commencement of any work. Such capabilities, expressed through examples of previous and current projects, will be reviewed to determine context and appropriateness. The Declarant and/or the Committee will pay particular attention to and require longer review periods for submittal packages authored by Architect/Designer who, in the opinion of the Committee, do not have the experience and skill to design a home to the level expected at Copperfield.

4.2 NEW CONSTRUCTION

The review process for new construction is divided into the following stages:

- I. Pre-design Meeting/Site Visit/Conceptual Plan Review
- II. Preliminary Plan Review
- III. Final Plan Review
- IV. Review during Construction
- V. Final Inspection

4.3 REVIEW STAGES AND DRAWING SUBMITTALS

I. Pre-Design Meeting/Site Visit and Conceptual Design Review

To begin the review process, the Owner and Designer or Builder may need to meet with a member of the Committee, which may involve an on-site meeting to review the lot, discuss the proposed concept for the home and any questions regarding building requirements or interpretation of the Design Guidelines or the Design Review Process. Concept approval is not the equivalent of a final approval and does not guarantee approval of final plans.

II. Preliminary Plan Review

Preliminary drawings and all of the exhibits outlined below shall be submitted to the Committee after the Pre-Design Meeting and Conceptual Design Review. The entire Review Fee and required application (see Exhibit "A") for this phase must be submitted with the preliminary drawings.

Preliminary Submittals shall include (2) copies of each of the following:

(A) Site Plan at a scale no less than 1" = 20' on a maximum 24" x 36" sheet showing all proposed improvements, proposed utility service facilities and routes and site grading, including existing and proposed contours at two (2) foot intervals. The Site Plan should also include the locations of existing trees, including identification of every tree with a diameter of 4" or more at a height of 18" above grade. Any proposed modifications to the recorded limits of the Allowable Building Area should be shown on the Site Plan.

(B) A certified Survey, at the same scale as the Site Plan, showing the Lot boundaries, dimensions, recorded Allowable Buildable Area, topography, tree locations and utilities.

(C) Floor Plans at no less than 1/8" = 1'-0", showing all walls, exterior decks, patios, drives and walks, and any other proposed physical improvements.

(D) Exterior elevations of all sides of the home, at the same scale as the Floor Plans. Show all exterior materials, existing and proposed grade lines and roof ridge line elevations.

(E) Preliminary staking of the major corners of the home and a benchmark stake indicating the proposed First Floor elevation.

The Committee shall provide a written response to the Preliminary Plan submittal within 30 days of its receipt indicating any changes that would be mandatory in order to obtain final approval.

Incomplete packages will not be reviewed and all copies will be returned to the Owner. Owner or Owner's Agent will be allowed to attend the meeting where the final decision is made on the approval of plans.

III. Final Plan Review

After preliminary approval is obtained, (2) two copies of the following documents may be submitted to the Committee with all modifications noted on the preliminary submittal:

(A) Complete sets of construction documents for the home as required by Yavapai County Building Department.

(B) Color Board, maximum 36" x 36", showing all exterior materials, window treatments, paint color schemes, lighting fixtures, doors, garage door and other details reflecting the exterior appearance of the proposed improvements. Physical samples of all materials, roofing, window cladding and paint colors with light reflective values must be included on the Color Board.

(C) Landscape Plan showing all proposed landscaping plants and other features, including any required restoration of the lot beyond the Allowable Building Area limits.

(D) Grading Plan showing all existing natural and proposed grades using 2' contours and the proposed home with all interior and exterior floor, deck and patio elevations. The proposed control of surface water flow must be indicated on the plan.

(E) Exterior lighting plan and lighting fixture details. This must indicate the location and type of fixtures, voltage and bulb wattage requirements, and include manufacturer's cut sheets for all fixtures.

The Committee shall provide a written response to the Final Plan submittal within 30 days of its receipt indicating its approval or any changes that would be mandatory in order to obtain final approval. Owner or Owner's Agent will be allowed to attend the meeting where the final decision is made on the approval of plans. Incomplete packages will not be reviewed and all copies will be returned to the Owner. Upon written Final Approval of the plans by the Committee the Owner may apply to Yavapai County for a Building Permit. The Committee must be notified of any changes to the plans required by the City plans examiner.

Construction must start within 90 days following final approval of the plans.

Once construction has begun, work must continue steadily on a weekly basis until completed. All work shall be completed within one year of commencement unless otherwise specified in the notice of approval or unless the Committee grants an extension in writing. If approved work is not completed within the required time, or is disrupted for an extended time without written approval, it shall be considered nonconforming and shall be subject to enforcement action by the Association, Declarant, or any aggrieved Owner.

IV. Review during Construction

The Committee, Builder, and Owner shall meet before the start of construction to evaluate any effect construction clearing might have with respect to natural habitat and to decide how best to mitigate impacts. All work must conform to the approved final plans. The Builder and Owner shall cooperate with the Committee by allowing access to the building site at any time and by monitoring the construction and assuring adherence to the rules and regulations of the Design Guidelines.

The Committee will provide at least two (2) on-site formal reviews during the construction process, for the purpose of determining compliance with the approved plans. Owner or Owner's agent will be provided the opportunity to attend these formal reviews. A written report will be provided for each review, specifying any deficiencies, violations or unapproved variations from the approved plans, as amended, that have come to the attention of the Association.

The two (2) required construction review inspections are at (or near) the completion of rough framing, prior to siding or sheetrock installation and at the completion of approved exterior colors and materials. Said inspections are mandatory and will be completed within 48 hours from the date requested.

V. Final Inspection

Upon completing construction of any home or modification for which final design approval was given, the Owner shall give written notice of completion to the Committee. Within 15 days of receipt of such notice, the Committee shall inspect the home and improvements or modification. If the completed home and improvements conform to the Design Guidelines and the approved plans, the Committee shall issue a Final Inspection letter.

If the Committee determines at any time that work was not performed in compliance with the approved Final Submittal and the Design Guidelines, then, within 15 days following the earlier of a) discovery of the non-compliance or b) receipt of the Owner's written notice of completion, the Committee shall notify the Owner in writing of such non-compliance, requiring the Owner to remedy the same.

Failure by the Committee to notify the Owner in a timely manner shall not constitute acceptance of the non-complying work, nor excuse the Owner from remedying non-compliance.

The Owner shall have 30 days from the date of notification by the Committee to remedy such noncompliance. If the Owner fails to remedy such noncompliance within the time required, Declarant or the Association may take appropriate enforcement action. The Committee will not issue a Final Inspection approval until there is full compliance with the Design Guidelines, subject to any variance granted.

No home shall be occupied until the Committee issues a Final Inspection approval and Yavapai County issues a final approval for occupancy.

4.4 REVISIONS TO APPROVED PLANS

No revisions may be made to the approved plans without a new submittal to the Committee for review. The revised submittal shall indicate the changes since the last submittal and the reasons for

the changes. The review and approval of revisions shall take place within the same time periods as required for first submittals.

4.5 YAVAPAI COUNTY BUILDING DEPARTMENT APPROVALS

Review and approval by the Committee of plans and specifications shall not be a substitute for meeting the permit approval requirements of Yavapai County. It is the responsibility of the Owner to obtain all necessary permits and approvals, and submit copies of all permits to Committee. If Yavapai County requires that major changes be made to Committee approved final plans, such changes will require further review and approval by the Committee.

4.6 MODIFICATIONS TO EXISTING HOMES

Prior to making any modifications or landscaping alterations to an existing home or improvements, a Review Application (see Exhibit "E") shall be submitted to the Architectural Review Committee (Committee) along with the required Review Fee.

Depending on the scope of the modification, the Committee may require the Owner to follow the procedures outlined in Phase II - Preliminary Plan Review. For a simple modification, a less detailed description, such as simple plans, a written narrative, and material or color samples may only be necessary to demonstrate the proposed modification. In all cases these Design Guidelines shall apply as the review standard used for consideration of the proposed modification.

5.0 REVIEW FEES

When a Builder or Owner submits plans to the Committee for approval, the submission shall include a "Review Fee." The Review Fee, which may be adjusted at the Declarant's discretion, shall be made payable upon application to Copperfield Community Association as follows:

1. *New Residence construction* - The original improvement of a lot.

Review Fee - \$1000

A pre-application review can be set up on a case by case basis - \$250

2. Major alteration or addition - A structural or site modification significant enough to warrant the issuance of a building permit by Yavapai County. Application for Review must be submitted (see Exhibit "E").

Review Fee - \$500

3. Minor architectural modification or addition - Any architectural changes that require architectural review and approval as set forth in the Design Guidelines but a City building permit is not required. For example, changing the exterior color scheme of the home or installing landscaping which deviates from the approved existing landscaping plan. Application for review must be submitted (see Exhibit "E").

Review Fee - \$75 - \$500

- as determined by the Committee (based on complexity of the project)

4. Changes to or resubmission of approved or unapproved plans - A new home application is entitled to three (3) individual submittals for review during the review process; thereafter each subsequent submittal shall require the review fee.

Review Fee - \$150

6.0 CONSTRUCTION AND ROADWAY DEPOSIT

To guarantee that the Regulations are adhered to, and that any damage to the infrastructure of Copperfield is repaired, each Owner or Builder shall be required to post a refundable \$5,000 cash deposit, or an amount determined by the Committee, for construction of a home prior to final plan approval. The deposit will cover any damage to signage, utilities, curbs & gutters, sidewalks and street asphalt not repaired, and is refundable provided no violation of the Regulations or damage to the infrastructure takes place causing a use of these funds by the Committee.

The obligation of the Owner and/or Builder to repair, correct, complete or otherwise comply with this requirement shall not be limited to the amount of such deposit. Any additional expense over and above the deposit incurred by the Committee in enforcing compliance with the Design Guidelines or completing necessary infrastructure repairs will be recorded against the lot as a lien until paid. Upon issuance of a completion certificate by the Committee, the deposit, less any expenses to make repairs or cure any violations shall be returned to the appropriate Owner or Builder.

Prior to commencing construction, the Owner and/or Builder is required to post a \$1,500 Landscape deposit, which is included in the \$5,000 cash deposit. The deposit will be refunded if the approved landscape design is installed within 90 days after final inspection approval is granted. Homes for speculation must install landscaping before the Certificate of Occupancy is issued.

7.0 CONSTRUCTION GUIDELINES

In order to assure that the natural forest surroundings are not damaged during construction, the following construction regulations shall apply to any and all work performed on a lot. All Builders and Owners shall be bound by Yavapai County Building Codes and any other applicable Governing Authority. Any violation of these Regulations by a Builder shall be deemed to be a construction violation by the Owner of the lot, and subject to enforcement.

7.1 PRE-CONSTRUCTION CONFERENCE

Prior to commencing construction, the Builder shall meet with the Committee to review these regulations and construction procedures and to coordinate construction activities. Each builder must sign and agree to the current adopted construction rules and acknowledge the expectations at the final inspection of the residence.

7.2 GOVERNING AUTHORITY

All Builders and Owners shall comply with the regulations of any Governing Authority, as well as all applicable Occupational Safety and Health Act regulations and guidelines (OSHA).

7.3 CONSTRUCTION TRAILERS, PORTABLE FIELD OFFICES, ETC.

No construction trailer or portable office structure shall be permitted. Any trash receptacle shall be approved by the Committee.

7.4 DEBRIS AND TRASH REMOVAL

Builders 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 frequently and not be permitted to accumulate on neighboring properties. In no case may debris and trash be allowed to exceed the top of the dumpster and all trash receptacles must be covered in a manner acceptable to the Committee. Lightweight materials, packaging, and other items shall be covered or weighted to prevent them being blown off the construction site.

Builders are prohibited from dumping, burying or burning trash anywhere within the development. During the construction period, each construction site shall be kept neat and clean and shall be properly policed to prevent it from becoming an eyesore or affecting other lots or any Open Space. Mud and dirt dragged from the construction site onto the paved streets of the development, whether caused by the Builder or any of its subcontractors or suppliers, shall be promptly removed and cleaned by the Builder.

Failure to comply with this section will result in a fine being levied by the Committee and/or the violation otherwise remedied by the Committee. In either case, the fine or cost of remedying the violation shall be charged against the construction deposit if not promptly paid.

7.5 SANITARY FACILITIES

Each Builder shall be responsible for providing adequate sanitary facilities for Builder's construction workers. Portable toilets shall be located only within the Allowable Building Area or in an area approved by the Committee.

7.6 VEHICLES AND PARKING AREAS

Construction crews shall not park on or otherwise use any other lots or any Open Space. Private and construction vehicles and machinery shall be parked only within the Allowable Building Area or in areas designated by the Committee. All vehicles shall be parked on the same side of the street, not in any natural or landscape areas, or on the sidewalks and so as not to block traffic.

7.7 BLASTING

If any blasting or impact digging is to occur, the Owner or Builder must first provide to Yavapai County and the Committee written advice of expert consultants that blasting may be accomplished safely. No blasting or impact digging causing seismic vibrations may be undertaken without the approval of the Committee.

Applicable governmental regulations concerning blasting must be observed. The Committee's only responsibility is to require evidence of such consultant's expertise. It shall have no liability for the blasting or for any damage or injury caused.

7.8 EXCAVATION MATERIALS

Excess excavation materials must be hauled away from the development and properly land filled. Failure to do so shall result in the Committee removing the material and charging the expense against the offender's construction bond.

7.9 DUST, MUD AND NOISE

Each Builder shall be responsible for controlling dust, mud and noise, including, without limitation, music from the construction site.

7.10 CONSTRUCTION SIGNAGE

The Builder may post one construction sign on a lot identifying the company and lot address. Signs and proposed location must be approved by the Committee prior to installation. Lighting of any approved construction signage is not allowed.

Temporary construction signs shall be limited to one sign per general contractor (no subcontractors) per site not to exceed sixteen (16) square feet of total surface area. The sign shall be free standing and the design and location of such a sign shall first be approved by the Committee. The Committee will require all construction signs to meet the following criteria:

(a) Signs shall be single-faced panel type and no additional sign may be attached to any construction sign either by fastening directly to the main sign or by suspension below it.

(b) Information such as "For Sale", "Available" or similar language, or description phrases such as "3-bedroom" may not appear on any construction sign.

(c) Colors of sign background should be muted earth tones, which harmonized with the natural colors rather than sharply contrast with them. Such signs may not be lighted, therefore, letter colors should relate harmoniously with the background colors while providing contrast to enable the sign to be read from approximately twenty feet away.

(d) Construction signs must be removed at the time the Improvement is substantially complete, or when the Committee directs the sign to be removed.

No other signs (such as advertising, billboards or other unsightly objects) shall be erected, placed or permitted to remain on any of said Lots except as may be approved by the Committee or as may be required by law.

7.11 DAILY OPERATION

Daily working hours for each construction site shall be as follows:

Monday-Saturday	7 AM	to	6 PM
Designated holidays	9 AM	to	5 PM

Construction hours are subject to change with reasonable notice as determined by the Committee

Construction Rules & Regulations

Lot # _____ Address _____ Date _____ Time _____
Contractor _____ Address _____ Phone _____

1. No construction of any sort may commence until: the plans are approved by Committee; the compliance bonds have been paid and the pre-construction conference is completed; Provide a copy of the city permit when it is available.
2. Obtain approval from Committee of any and all changes to exterior elevations. Unapproved changes discovered in the field will be subject to a re-submittal and \$250.00 fine.
3. Daily Operations & Access:
Monday-Saturday 7:00am-6:00pm
Designated Holidays 9:00am-5:00pm

Any proposed construction hours on Sunday or nationally recognized holidays must have the prior written consent of the Committee.

ANY WORK HOUR VIOLATION WILL RESULT IN AN AUTOMATIC FINE.

4. Builder shall string line the building envelope boundaries PRIOR to the beginning of any work.
5. All site material deliveries MUST be scheduled after 7:00 AM.
6. Builders are NOT allowed to use/disturb adjacent property for access or storage. If access will be required, prior written permission from that lot owner must be on file with Committee.
7. Each builder shall be responsible for controlling dust, mud & noise, including, without limitation, music from the construction site.
8. Radios/Stereos shall not be played so loudly that it can be heard by adjacent neighbors.
9. Firearms, alcohol and/or family members are NOT allowed on job site at any time.
10. Builder is required to have a 1 lb. ABC-rated fire extinguisher on site at all times.
11. Construction crews shall not park on or otherwise use any other lots or any Open Space. All construction crews shall park only in the Allowable Building Envelope, or on same side of street in order to maintain adequate access to all other properties and will NOT block the street at ANY TIME. Overnight parking on street or common areas of any vehicles, equipment or trailers is not allowed.
12. Job site needs to be kept reasonably clean of scraps and debris. A DAILY clean-up is required. All construction crews are responsible for IMMEDIATELY cleaning up any debris or materials that get on the adjacent property or street.
13. Builder will make a reasonable attempt to keep materials from being carried away by wind, including covering all dumpsters and securing all materials while stored on site. Full dumpsters shall be emptied promptly.

14. No concrete supplies, plasterers, painters or other sub-contractors will clean their equipment outside the building envelope area.
15. Contractors must observe posted speed limit in the neighborhoods.
16. Contractors must use the approved construction access entryways to the individual neighborhoods.
17. Any changes to Committee approved plans WITHOUT Committee approval will be subject to an automatic fine of \$250.00 per week until the changes are submitted and approved by the reviewing body.
18. At painting stage, contact Committee to arrange for a field sample (min 3' x 3' area) approval of exterior paint. Exterior colors will not be approved until the field review is completed. Inspections will be done within 48 hours, excluding weekends & holiday, weather permitting. Failure to comply with this requirement will result in an automatic \$250.00 fine.
19. After completion of house and landscape, a final inspection by Committee inspectors will be completed. The house may NOT be occupied prior to this inspection without Committee approval.

Pre-existing Damage / Other Notes:

The undersigned acknowledges that they have received, read and agreed to the Copperfield Construction Regulations.

Inspectors Name (printed)

Contractors Name (printed)

Inspectors Signature

Date

Contractors Signature

Date

Exhibit "A"
Application for Preliminary Plan Review

Date:_____ Lot:_____
Owner:_____ Neighborhood:_____
Address:_____ Design Professional:_____
_____ Phone:_____
Phone:_____ Review Fee:_____

This application will be considered complete only if all the documents and submittals, as set forth in the Design Guidelines, are included. Two sets of all documents are required.

For Reviewing Body Use Only:

Submittal Date_____

Meeting Date_____

Preliminary Requirements for Submitting, (2) Two Sets Required:

- Review Fee
- Application
- Site Plan and Topography Plan /Survey
- Floor Plan and Roof Plan
- Exterior Elevations With All Exterior Architectural Appointments Called Out
- Preliminary staking of the major corners of home and FF Elevation benchmark

Owner Signature

Date

EXHIBIT "B"
APPLICATION FOR FINAL PLAN REVIEW

Date:_____ Lot:_____
Owner:_____ Neighborhood:_____
Address:_____ Builder:_____
_____ Roc Number:_____
Phone:_____ Phone:_____

This application will be considered complete only if all the documents and submittals, as set forth in the Design Guidelines, are included. Two sets of all documents are required.

For Reviewing Body Use Only:

Submittal Date_____

Meeting Date_____

Final Requirements for Submitting, (2) Two Sets Required:

- Complete sets of construction documents & plans as required by the City Building Dept.
- Above to include final floor, roof & electrical plans
- Color Board with All Exterior Colors & Materials
- Landscape Plan
- Grading & Drainage Plan
- Exterior Lighting plan and fixture details
- Final Site Plan and Topography Plan
- Final Exterior Elevations with All Exterior Architectural Appointments Called Out

Owner Signature

Date

Exhibit "C"
Application For Project Completion / Final inspection

This Request for a Final Inspection is to advise the Copperfield Homeowners' Association Reviewing Body that improvements or completion of your residence are completed. Owners represent that all construction is in compliance with the terms and conditions of the approval granted by the Copperfield Architectural Reviewing Body for the property referenced below.

The Reviewing Body is requested to inspect the referenced property to confirm completion of the construction to finalize my project application.

Please check one:

Please call (____)_____ to schedule an appointment for a final inspection of completed construction per my application. I understand that the results of such final inspection will be communicated in writing.

It is not necessary to schedule an appointment with me. I understand that the results of such final inspection will be communicated in writing.

Owner Name: _____ Date: _____

Neighborhood: _____ Lot #: _____

Mailing Address _____

City: _____ State: _____ Zip Code: _____

A brief description of project completion or improvements:

Mail or Email Completed Form to:

Copperfield Architectural Review Committee
923 E Gurley St #203 Prescott, AZ 86301
Office: (928) 420 7400
poa.copperfield@gmail.com

By: _____

Date: _____

Signature of Property Owner