

# **ONE HUNDRED HILLS**

## **ARCHITECTURAL GUIDELINES**

**These Guidelines are authorized by  
Article 3, Section 3.1 of the Declaration of Covenants,  
Conditions and Restrictions (CC&R'S)  
For One Hundred Hills**

## INTRODUCTION

Every property owner of One Hundred Hills is a member of the One Hundred Hills Community Association (“Association”). The Association is responsible for the administration of the affairs of the community and is responsible for the management of all common areas and related homeowners facilities.

Every property owner of One Hundred Hills is also a member of the McDowell Mountain Ranch Community Association (“Master Association”). The Master Association Rules and Regulations also apply to One Hundred Hills but are **not included** in this compilation of Guidelines. The Association Guidelines are in general accord with the Master Association Guidelines and they are not and cannot be **less restrictive** in any instance.

The Association was created by the recording of the Declaration of Covenants, Conditions and Restrictions (“CC&Rs”) for One Hundred Hills. The Guidelines for Community Living and Architectural Guidelines (“Guidelines”) are authorized by Article 2, Section 2.4 and Article 3, Section 3.1 of the CC&R’s.

The Guidelines are intended to be an **extension** and **simplification** of the CC&R’s which continue to apply as primary, full-bodied deed restrictions to all One Hundred Hills properties. The Guidelines are intended to be “**easier to read**” and are indexed for reference.

The Board of Directors (“Board”) has the responsibility for overseeing the affairs of the Association and has a wide range of powers. The Architectural Committee has been established by the Board to review all improvements within One Hundred Hills including new construction and all modifications to existing properties. The Architectural Committee has developed and the Board has approved the architectural guidelines and standards detailed in this document. It is essential to emphasize that **written approval must be obtained from both the Master Association’s Design Review Committee (DRC) and the Association’s Architectural Committee before any addition or modification to a site or building exterior of a residential property is made.** It is also the responsibility of the Homeowner to ensure that any construction, addition or modification is coordinated with, and where applicable, approved by all city, county, state and federal government agencies. The Association assumes no responsibility for obtaining these reviews and approvals.

# ONE HUNDRED HILLS ARCHITECTURAL GUIDELINES

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## **1.0 AIR CONDITIONING UNITS**

All air conditioning units must be screened from street, neighboring properties, and common areas. Screening plans must be submitted to the MMR Design Review Committee for approval prior to installation.

## **2.0 DRIVEWAYS**

Within the Retreat, all driveways, including shared driveways, must be at the minimum standard of compacted and stabilized (via bonding agent) ¼” minus granite. Other approved surfaces are concrete (must be colored to blend with the natural desert surroundings and may be textured i.e. broom, salt, or stamped), aggregate concrete, and pavers (color/design must be submitted to DRC/Architectural Committee). Driveways not meeting the standard, not sufficiently maintained, and/or washing onto neighboring property, common area, or community streets are subject to HOA repair and subsequent billing to the property owner.

## **3.0 LANDSCAPE**

As noted in the MMR Guidelines for Community Living, “All (visible to neighborhood) landscaping shall be maintained in a neat and attractive condition. Minimal maintenance requirements include watering, mowing, edging, over-seeding, pruning trees and shrubs, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash.”

In the Villas and Terraces, a two-inch blanket covering of ¾ inch minus Madison Gold is the standard.

For the Retreat, the One Hundred Hills Recreation Center provides an example of “neat and attractive” front yard landscaping. This example consists of MMR approved plantings, plus a layer of ½, or ¾ inch Madison Gold granite applied thinly scattered, with exposed rock/stones applied to blanket the entire terrain.

Front yard landscaping should contain an adequate number of approved plantings to maintain and enhance the overall look of the community.

**TREES.** Provide a minimum of one (1) 36” box tree and one (1) 15 gallon tree per yard from the Recommended Plants List. For lots 100 feet wide or wider, two (2) approved 15 gallon trees are required.

**SHRUBS.** Provide a minimum of one (1) approved 5 gallon shrub per 65 square feet of front yard and one (1) approved 1 gallon shrub per 100 square feet of front yard. Where Natural Area Open Space (N.A.O.S.) re-vegetation is required, City of Scottsdale guidelines must be followed.

For new residences, all landscaping plans for areas visible to neighboring property, common areas, and streets must be completed within 180 days from City of Scottsdale occupancy certification.

#### **4.0 LIGHTING - OUTDOOR**

All outdoor lighting will comply with City of Scottsdale ESLO (Environmentally Sensitive Land Ordinance) requirements and be submitted to the MMR Design Review Committee in advance for approval. Any lighting mounted on a residence, other than Geoffrey Edmunds approved “coach lights”, must be submitted to the MMR Design Review Committee for approval prior to installation. **Light sources (bulbs) must be concealed from street view, common area view, and adjacent neighbor’s view.** Concealment may be accomplished by locating the light under eave lines, in niches, or within specially designed structures or shields. Floodlights of any kind are not approved for installation on front or side yards, and if in the rear, must not be directed and visible beyond the owner’s property.

**Light sources must be directed downward onto the owner’s property at all times, and shall not be directed towards streets, common areas, or neighboring property.**

Landscape lighting must be directed downward, except for properly aimed plant up-lighting. All landscape lighting must be submitted to the MMR Design Review Committee for approval.

#### **5.0 LIGHTING - STREET**

**To enhance neighborhood atmosphere and security, all residence entry and/or garage coach lights positioned “towards the street” shall be maintained and lit dusk to dawn via photo-sensor or other automatic device.**

**Additionally, where garage coach lights do not sufficiently illuminate the street, owners should provide dawn to dusk entry lighting and/or landscape lighting for neighborhood atmosphere and security. This is of particular importance at a corner lot where the existing coach lights only illuminate one street.**

#### **6.0 WINDOW COVERINGS**

No enclosures, shades, screens, tinting, awnings or other items affecting the exterior of any window shall be installed in any home without the prior written approval of the MMR Design Review Committee and the One Hundred Hill’s Architectural Committee. Blanket approval has been given to all off-white or white shutters, mini-blinds and vertical blinds. All others require approval.

## **7.0 PROPERTY DEVELOPMENT**

### **7.1 Standards**

Property development standards for One Hundred Hills are governed by the City of Scottsdale R4R-ESL resort district zoning in terms of lot area, lot dimensions, lot density, building height, overall side yard requirements, building, walls, fences and landscaping, as well as by the McDowell Mountain Ranch Guidelines for Community Living and these One Hundred Hills Architectural Guidelines.

Note MMR Guidelines for Community Living:

#### 2.1 Protection of Neighbors

The interest of neighboring properties must be protected by making reasonable provisions for such matters as access, surface water drainage, sound and sight buffers, light and air, and other aspects of design, which may have a substantial effect on neighboring properties.

#### 2.2 Design Compatibility

The proposed construction must be compatible with the design characteristics of the property itself, adjoining properties and the neighboring setting. Compatibility is defined as harmony in style, scale, materials, color and construction details.

### **7.2 Development Plans**

Property development plans must be all encompassing when submitted to the MMR Design Review Committee (DRC). Two approvals are required. The DRC will review for MMR and respond to the property owner. The submission will then be passed on to the One Hundred Hills Architectural Committee for review, final approval, and response to the owner.

Two copies of the following, as applicable, must accompany the submission to the DRC:

- Site plan, including elevations, drainage and grading
- Floor-plan
- Elevations
- Hardscape plan (as applicable)
- Landscape plan (as applicable)
- Exterior lighting plan
- Exterior Textures & Colors (includes roof)

These guidelines are applicable for **new construction, additions, and remodels**.

### **7.3 Construction Activities**

All contractors, sub contractors, tradespersons, etc. need to respect the community environment, the community speed limit of 25 MPH, and the ongoing need for debris collection and deposit into appropriate containers.

Within the Retreat, an 8 foot temporary fence must be placed around the entire construction site, from completion of slab until stucco completes, to contain construction debris within the lot.

Property owners employing contractors, sub-contractors or tradespersons are responsible for any community or private damage or debris spread into the community as a result of dumping or general carelessness in disposing/storing of materials and waste.

Property owners face fines to cover repairs and clean-up costs.

Contractors, sub-contractors, and tradespersons not respecting the community face lock-out from the community.

### **7.4 Drainage**

All surface water drainage must follow City of Scottsdale requirements and not be directed onto neighboring properties, or common areas.

## **8.0 SWIMMING POOLS, SPAS, WATER FEATURES**

All equipment must be screened from street, neighboring properties, and common areas.

All backwash water must be retained on the owner's lot.

The City of Scottsdale should be contacted to determine the child safety requirements for your pool.

## **9.0 TRASH & RECYCLE CONTAINERS**

Trash containers stored in yards must be screened so as not be visible from the street, neighboring properties, and common areas. Screening plans must be submitted to the MMR Design Review Committee for approval prior to installation.

## **10.0 WALLS – COMMON & PRIVACY, and RETAINING**

The following is applicable for all new construction within the Retreat:

- All block and view fence walls must be placed a minimum of five feet inside side/rear property lines that adjoin neighboring lots and a minimum of 20 feet from any street, to retain an environment of community openness.
- Retaining walls must be a minimum of three feet inside side/rear property lines that adjoin neighboring lots, and a minimum of 15 feet from any street.
- Fence and gate heights are held to 6' at the pad/yard grade.
- Wall corners should be curved where possible; corners should be rounded.
- Walls should not encompass the entire property.
- Except as required for retaining, walls should not be used in the (front) street side of the residence, unless in creation of a courtyard.
- Except as required for retaining, rear yard/side yard walls should not extend towards the front beyond the mid-point of either side of the residence.
- To permit openness and harmony within the community, the property will not have walls placed beyond the requirements of the rear and side yard plan.
- Shared walls (with adjacent properties) are not permitted.
- All existing MMR guidelines on height, color, etc. remain applicable.
- The exterior and interior must have a stucco finish and adhere to the color Guidelines of matching residence or DE (Dunn Edwards) Potato Skin color on stucco. Metal fencing color must be flat beige, black, brown, or match the residence color.

## **11.0 PAINT COLOR – RESIDENCE EXTERIOR**

### **Terraces & Villas:**

Approved exterior paint colors in the Villas and Terraces are those originally authorized by Geoffrey Edmunds. These colors are from Dunn Edwards (DE), and can be used on the body or accent areas of the home, in any combination. Other paint manufactures can generally match the DE color.

<u>RESIDENCE COLOR</u>	<u>MANUFACTURER #</u>
Serena	-
Hedgehog	DE 1052
Cocoa Mocha	Q3-20D
Adobe Brown	Q2-40D
Wild Rone	DE 1041
Tumbleweed	DE 1057
Rafo	-
Potato Skin	-
Dry Earth	Q3-19D
Stone Beige	Q4-18T
Marsh Thistle	Q5-18T

The One Hundred Hills Community Manager, at (480) 538-9780, has viewing samples of these colors. Samples provided by Dunn Edwards.

**Retreat:**

Approved exterior paint colors in the Retreat are those originally authorized by Geoffrey Edmunds, plus the approved colors for the Terraces & Villas, plus those addition colors that have been approved by the One Hundred Hills Architectural Committee. Colors must be muted earth tones which blend with the natural colors of the desert. Subdued accent colors will be considered. White and bright primary colors are not permitted. All colors must have a light reflective value (LRV) between twenty and forty percent. Color and material samples for all project elements must be submitted the DRC and One Hundred Hills Architectural Committee for approval during the design review process.

The currently approved exterior color schemes for the Retreat are:

<u>MAILBOX STRUCTURE</u>	<u>MANUFACTURER #</u>
Frazee <u>Adjusted</u> Potato Skin	custom color
Weathered Brown	DEC 756
 <u>RESIDENCE STUCCO BODY</u>	
-	ICI 598-4
Oak Ledge	SW 2204
Antique Coin	Q5-60D
Zemo's Way	DE 3054
Masterpiece	DE 3053
-	ICI 372
-	BM 1020
-	ICI 524-1
Sahara	DEC 747, SP 513
Suede/Whistlewood	SU17
Brittle Bush	SP 2740
Bison Beige	DEC 750, SP 134
Coral Clay	DEC 719
Whole Wheat	DE 6124
Wood Lake	DE 6075
Kraft Paper	DE 6109
Egyptian Sand	DE 6207
Monterey Brown	DE 6097
Hickory	DEC 759
Trail Dust	DE 6123

<u>RESIDENCE LIGHT ACCENT</u>	<u>MANUFACTURER #</u>
-	SW 1142
-	ICI 621-2
Lost Summit	SP 2250
Bark Mulch	FR 8734M
Wooded Acre	DE 6130
Road Runner	SP 2290
-	ICI 474-3
-	FOB G-79
Grand Beige	HC-83-2
-	SP 513, DEC 747
River Bed	SP 2240

The One Hundred Hills Community Manager, at (480) 538-9780, has viewing samples for most of these colors. Samples provided by Dunn Edwards.