



# **Development Standards**

**For New Development, Remodels and Landscaping**

Revised July 24, 2017

**FOREST HIGHLANDS  
DEVELOPMENT STANDARDS**

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# **1. AUTHORITY AND PHILOSOPHY**

## **1.1 AUTHORITY**

The Forest Highlands Development Standards (“Development Standards”) are prepared under the authority of Section 11.2 of the Amendment to and Restatement of Declaration of Covenants, Conditions and Restrictions of Forest Highlands (CC&R’S). The Design Review Committee (DRC) has been established and has the responsibility of ensuring the Development Standards are adhered to throughout Forest Highlands.

These Development Standards apply to both new construction and exterior remodels at Forest Highlands. **All approvals required by the Development Standards must be in writing.**

## **1.2 PHILOSOPHY**

Dedicated respect for the natural environment, as well as continuity in the built environment, forms the basis of all planning at Forest Highlands. Situated within a maturing conifer forest, open meadowland and interspersed with clearings and rock outcroppings, Forest Highlands offers an idyllic high country environment with rich contrasts in topography and an abundance of wildlife and vegetation. Forest Highlands expands on the principles of building in harmony with the land. The development of homesites at Forest Highlands begins with a respect and consideration of this natural environment.

Architecture and landscape in all their subtle detail must work within the context of Forest Highlands’ natural palette. It is a timeless and organic architecture which creates supportive relationships between individual components and the overall concept. The goal is nothing less than a large scale work of art.

Environmental studies undertaken at Forest Highlands provide an extensive body of knowledge concerning environmental factors, including topography, geology, hydrology, vegetation, climate and wildlife. The Forest Highlands philosophy evolved as a result of this intensive ecological and environmental analysis. Simply stated, this philosophy incorporates a subtle blending of people, structures and the existing forest into a harmonious and aesthetically pleasing residential community, placing primary emphasis upon the preservation of the natural environment.

The Development Standards implement this philosophy, particularly addressing architectural design and site planning, in order to provide direction to lot owners for the improvement of their properties and to ensure compatibility with the unique high country forest environment of Forest Highlands.

It is not the purpose of these standards to create look-alike residences or improvements, or to suggest all residences have identical colors and materials, but to create a harmonious architectural approach compatible with the forest. No one residence, structure, or improvement should stand apart in its design or construction so as to detract from the overall environment and appearance of Forest Highlands.

Owners may review the Development Standards as protection to preserve and enhance the special environment of Forest Highlands over time. The design of each residence or other improvement should be tailored to the unique features of each individual lot. To ensure the preservation of the native forest for the enjoyment of all residents at Forest Highlands, the concept of a maximum allowable building area, called the "Building Envelope" has been developed. The preservation of the native forest is the underlying theme of Forest Highlands and to that end the "Building Envelope" is that portion of each lot within which all development activity is restricted.

In order to assist each owner in the environmentally sound and aesthetically compatible design of their residence, a comprehensive design review process has been established pursuant to these Development Standards, providing each owner the opportunity to draw upon the expertise and knowledge acquired during the planning and development of Forest Highlands. Since the preservation and enhancement of the unique landscape at Forest Highlands are of primary concern, the DRC has been established and charged with the responsibility of ensuring the Development Standards are adhered to throughout all phases of development.

Each owner is responsible for obtaining from the Forest Highlands Association a copy of the most recently revised Development Standards.

### **1.3 DESIGN REVIEW PROCESS**

The Design Review Process applies to new construction and exterior remodeling of existing residences. It encompasses the following six phases.

1. The **Pre-Design Conference**: Each owner, along with their architect/designer, shall meet on site to review their ideas and the natural aspects of the lot with a representative of the DRC before preparing any plans.
2. The **Preliminary Design Submittal**: The DRC will review conceptual plans to ensure conformance with the Development Standards before the owner finalizes his design.
3. The **Final Design Submittal**: The DRC will meet to review final construction documents to confirm consistency with the **Development Standards** and previously approved preliminary plans. The owner or the owner's agent may attend this meeting. If the plans are approved, The association's design review representative will provide written acknowledgement that the approved plans, including any approved amendments, are in compliance with all rules and guidelines in effect at the time of the approval and that the refund of the deposit requires that construction be completed in accordance with those approved plans.
4. The **Pre-Construction Conference**: Each builder will review the construction regulations with a representative of the DRC to ensure understanding of and future compliance with these regulations.
5. **Two On-Site Formal Reviews/Written Report**: The DRC will provide for at least two on-site formal reviews during construction for the purpose of determining compliance with the approved plans. The owner or owner's agent

will be provided the opportunity to attend both formal reviews. Within five business days after the first formal review and thirty business days after the second formal review, the DRC will provide a written report to the member or the member's agent specifying any deficiencies, violations or unapproved variations from the approved plans as amended and that have come to the attention of the DRC.

6. **The Final Inspection:** Prior to the receipt of a Final Completion, the builder and a representative of the DRC shall meet to determine whether actual construction has been completed in strict compliance with the approved plans and Development Standards. The second on-site formal review may serve as the final review, at the discretion of the DRC. If the final inspection written report does not specify any deficiencies, violations or unapproved variations from the approved plans, as amended, that have come to the attention of the DRC, the DRC will promptly release the deposit monies to the member less any appropriate deductions. If the report identifies any deficiencies, violations or unapproved variations from the approved plans, as amended, the DRC may hold the deposit for one hundred and eighty days or until receipt of a subsequent report of construction compliance, whichever is less. If a compliance report is not received within one hundred and eighty days, the DRC shall release the deposit monies promptly.

The Design Review Process was developed to provide adequate checkpoints throughout the design and development phases so time and money are not wasted on plans and designs which do not adhere to the Development Standards, to the overall principles of Forest Highlands, or which may be inappropriate or of improper configuration for their specific lot settings. Therefore, it is extremely important owners follow the design steps of the review process in their entirety and in correct sequence. This process is a proven and streamlined one and will not result in time delays provided each owner performs in the spirit of the Development Standards.

Forest Highlands strongly recommends an owner retain competent professional services for planning and design to ensure a thorough analysis and understanding of a particular lot and the owner's special needs and living patterns. These professionals provide the ability to communicate to the DRC the concept and design of a proposed new residence, improvement or exterior remodel of existing residences. If an owner elects to do his own design or to retain nonprofessional services, and the result in either case is not approved by the DRC, the DRC has the right to require the owner thereafter utilize professional design services.

The DRC specifically reserves the right to make subjective, as well as objective, determinations of whether a particular site or submission meets the objectives of Development Standards.

The Design Review Process is intended to operate concurrently with the plan review process required by Coconino County for obtaining a building permit. Further, the county staff will not issue a building permit until they receive confirmation of Final Design Approval by the DRC. However, the Forest Highlands Design Review Process is independent of the Coconino County technical plan review process and is solely intended to enforce the Forest Highlands Development Standards. Each owner or owner's agent bears the responsibility for the proposed structure's adherence to Forest Highlands

Development Standards, and bears the additional responsibility for the proposed structure's adherence to county, zoning and building codes as well. The ultimate goal is to create and maintain Forest Highlands as the finest community of its time.

#### **1.4 ENFORCEMENT**

The DRC may, at any time, inspect a lot or improvement and, upon discovering a violation of these Developments Standards, provide a written notice of noncompliance to the owner, including a reasonable time limit within which to correct the violation. The DRC may document and record a notice of violation after the expiration of the time limit. If an owner fails to comply within the stated time period, the DRC may recommend to the Board it proceed with remedies which may include, but is not limited to, fines and/or recording of a Certificate of Non-Conformance with the title company upon notice of intent to sell or convey ownership. Said expenses incurred may be secured by a lien upon such lot enforceable in accordance with the Declaration.

In the event of any violation of these Development Standards, the DRC may impose a fine up to \$2,000.00, or at its sole discretion, recommend to the Board of Directors, without limitation, to impose a larger fine commensurate with the severity of the violation. Refer to CC&R's Section 11.8 and the Enforcement Policies and Procedures for Violations of The Forest Highlands CC&R's, Development Standards, and Rules and Regulations.

The authority to enforce these Standards and to levy fines notwithstanding, the DRC shall follow all procedures consistent with due process requirements as set forth in the Association Enforcement Policies and Procedures. The building approval process should be as informal as possible and the members or member representatives should be treated with respect, as neighbors and friends.

#### **1.5 SEVERABILITY**

If any provision of these Development Standards, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, the validity of the remainder of these Development Standards, and of the application of any such provision, section, sentence, clause, phrase or word in any other circumstances, shall not be affected thereby, and the remainder of these Development Standards shall be construed as if such invalid part were never included.

#### **1.6 NONLIABILITY**

Neither the DRC nor any member thereof shall be liable to the Association or to any owner or other person for any loss or damage claimed on account of any of the following:

1. The approval or disapproval of any plans, drawing and specifications, whether or not defective;
2. The construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications; and,

3. The development or manner of development of any property within Forest Highlands.

Every owner or other person, by submission of plans and specifications to the DRC for approval, agrees they will not bring any action or suit against the DRC, or any of its members regarding any action taken by the DRC.

Approval by the DRC of any improvement at Forest Highlands only refers to the Forest Highlands Development Standards and in no way implies conformance with local government regulations. Each owner retains sole responsibility to comply with all applicable government ordinances or regulations including, but not limited to, zoning ordinances and local building codes.

### **1.7 DELEGATION OF AUTHORITY**

The DRC may delegate any or all of its design review responsibilities to one or more of its members, acting as a subcommittee of the DRC, and/or a professional design consultant(s) retained by the DRC on behalf of the Association. Upon such delegation, the actions of such members or consultant(s) shall be equivalent to action by the Committee as a whole.

### **1.8 EXEMPTIONS**

Utility and maintenance buildings, structures, and cabinets located on non-residential tracts are exempted from the “Architectural Design Standards” portion of this document. However, the Design Review Committee will endeavor to attain as high a level of conformance with these standards as practical for these types of facilities.

### **1.9 ADDRESS OF DESIGN REVIEW COMMITTEE**

The address of the Design Review Committee shall be the address established for giving notice to the Association, unless otherwise specified by the Committee. Such address shall be the place for the submittal of plans and specifications, and the place where the current Residential Development Standards shall be kept.

Forest Highlands Golf Club  
2425 William Palmer  
Flagstaff, Arizona 86005

## **2. DESIGN REVIEW PROCEDURES**

Site sensitive, site-specific design shall be fundamental at Forest Highlands. Design drawings should evolve from the careful and thorough analysis of a site's specific setting and features. Therefore, owners and/or their designers should refrain from approaching a site with a predetermined design expecting to "make it fit", with little regard to natural constraints. The same and/or similar plans as determined by the Design Review Committee may not be used from one Lot to another. Forest Highlands established this review procedure to assist the applicant through the design process in its appropriate sequence. Plans and specifications shall be submitted to the Design Review Committee in accordance with the following procedures.

### **2.1 PRE-DESIGN CONFERENCE**

Prior to preparing preliminary plans for any proposed site improvement or exterior building remodel, it is **mandatory** the owner and/or his architect meet with a representative of the Design Review Committee on-site to discuss proposed plans and to resolve any questions regarding building requirements at Forest Highlands. This informal review offers guidance prior to initiating preliminary design.

The parameters and directives identified at each Pre-Design Conference remain valid for one year only. If the submittal of a preliminary design does not occur within twelve months of a Pre-Design Conference, a supplementary Pre-Design Conference is required to review any changes in site conditions or revisions to the Residential Development Standards which may have transpired.

### **2.2 PRELIMINARY DESIGN SUBMITTAL**

When the Preliminary Design is complete, its submittal for consideration must include all of the following exhibits. **Review by the DRC will not commence until the submittal includes the following.**

1. Site plan (scale at 1" = 10'), showing the entire property, location of the building envelope, the residence, all buildings (including roof with overhangs), driveway, parking area, existing and proposed topography, finished floor elevations, all protected plants or special terrain features to be preserved, trees to be removed, all utility sources and connections, utility screen walls and site walls. Lot square footage must be shown.
2. Survey (scale at 1" = 10'), by a registered land surveyor or licensed civil engineer showing lot boundaries and dimensions, topography (2 feet contours or less), major terrain features, all trees of 8 inch diameter or greater, edge of pavement or curb, and utility locations.
3. Floor plans (scale 1/4" = 1'-0"), showing proposed finished floor elevations and dimensions. Livable, non-livable, total square footage for the residence.
4. All exterior elevations (scale 1/4" = 1'-0"), showing both existing and proposed grade lines, plate heights, ridge heights, roof pitch, finish floor, overhang dimensions and a preliminary indication of all exterior materials and colors.

5. Roof plan (scale 1/4" = 1'-0") showing all roof pitches.
6. If the Committee deems it appropriate, due to slope considerations or complexity of design, it may require a study model (same scale as site plan), which accurately depicts all the proposed improvements and their relationship to the site.
7. Two hard copies are required.
8. Any other drawings, materials or samples requested by the DRC.

The submittal shall consist of one set of prints, which shall be retained by the DRC.

### **2.3 PRELIMINARY DESIGN REVIEW**

The DRC will review the plans and respond in writing no later than 30 business days after a complete submittal. DRC will not discuss results of reviews over the telephone. The member, owner, architect or builder shall have the right to attend any appropriate meeting of the DRC. Any response an owner may wish to make regarding the results of a design review must be addressed to the DRC in writing. The DRC's approval of a preliminary design is valid for twelve months.

### **2.4 FINAL DESIGN SUBMITTAL**

Review of a Final Design Submittal by the Committee will not commence until the submittal is complete. When the final design is complete, its submittal for consideration must include the following exhibits.

1. Site plan (scale at 1" = 10'), showing the entire property, location of the building envelope, the residence, all buildings, driveway, parking area, existing and proposed topography, finished floor elevations, all protected plants or special terrain features to be preserved, trees to be removed, all utility sources and connections, utility screen walls and site walls. Lot Square footage must be shown
2. Floor plans (scale 1/4" = 1'-0"), showing finished floor elevations, dimensions including livable, non-livable and total square footage.
3. Roof plan (scale 1/4" = 1'-0"), showing all roof pitches.
4. Building section (scale 1/4" = 1'-0" or larger), indicating existing and proposed grade lines.
5. All exterior elevations (scale 1/4" = 1'-0"), showing both existing and proposed grade lines, plat heights, roof pitch, roof ridge heights from grade, finish floor heights from grade and an indication of exterior materials and exterior colors.

6. Two hard copies are required.
7. A sample board of sufficient size to adequately show all exterior materials and colors is required prior to a final approval being granted. All changes to this approved color and material submittal are subject to section 2.11.
8. A sample light fixture must be provided for review.
9. Any other drawings, materials or samples requested by the DRC.
10. On-site staking of all building corners and other improvements, if requested by the DRC.
11. Certificate of Insurance as required by Section 5.20.

## **2.5 DEFERRAL OF MATERIAL OR COLOR SELECTION**

All colors and materials must be submitted as part of the final review process

## **2.6 FINAL DESIGN REVIEW**

The DRC will review the plans and respond in writing no later than 30 business days after a complete submittal. The DRC will not discuss results of reviews over the telephone. The member, owner, architect or builder shall have the right to attend any appropriate meeting of the Design Review Committee. Any response an owner may wish to make regarding the results of a design review must be addressed to the DRC in writing. The DRC's approval of the final design is valid for twelve months.

## **2.7 RESUBMITTAL OF PLANS**

In the event of any disapproval by the DRC of either a Preliminary Design or Final Design Submittal, a resubmission of plans should follow the same procedure as an original submittal. An additional Design Review Fee may apply to each such Resubmittal of Final Design plans at the sole discretion of the DRC.

## **2.8 PRE-CONSTRUCTION CONFERENCE**

The builder must meet with a representative of the DRC to review construction procedures and coordinate his activities in Forest Highlands prior to commencing construction. If the builder fails to have a pre-construction conference a stop work order will be issued.

## **2.9 COMMENCEMENT OF CONSTRUCTION**

Upon receipt of final approval from the DRC and having satisfied all Coconino County review processes, the owner shall satisfy all conditions and commence the construction or any work pursuant to the approved plans within one year from the date of such approval. Prior to the

start of any work on the site, a completed Construction Agreement form, Appendix C, must be on file at Forest Highlands. If the owner fails to begin construction within one year from the date of the final approval by the DRC, any approval given shall be deemed revoked.

The owner should, in any event, complete the construction of any improvement on his lot within one year, or per the terms of the Construction Agreement, except and for so long as such completion is rendered impossible or would result in greater hardship to the owner due to labor strikes, fires, national emergencies or natural calamities.

If the owner fails to comply with this schedule, the DRC shall recommend to the Board remedies which may include, but are not limited to, fines by the Association and will be billed to the Member's account as provided for in Section 6.4 of the CC&R's.

## **2.10 INSPECTIONS OF WORK IN PROGRESS**

The DRC may inspect all work in progress and give notice of noncompliance. Absence of such inspection or notification during the construction period does not constitute an approval by the DRC of work in progress or compliance with these Development Standards.

## **2.11 SUBSEQUENT CHANGES**

Additional construction or other improvements to a residence or lot, changes during construction or after completion of an approved structure, including landscaping material changes or color modification, must be submitted to the DRC for approval prior to making such changes or additions. Any revisions must adhere to the original concept of the residence.

## **2.12 FINAL COMPLETION**

Upon completion of any residence or other improvement, the owner shall give written notice of completion to the DRC. The definition of Final Completion shall include:

- Receiving a certificate of occupancy from Coconino County.
- Completion of all exterior work including driveways and sidewalks, and the removal of all dumpsters, trash receptacles, portable sanitary facilities and portable construction buildings.
- The owner shall provide proof of monitoring of the protection systems as required in Section 3.18.
- The lot shall be firewise compliant per section 6.4.
- Final Completion also requires that a DRC and Security representative sign off on a Construction Completion Form, Appendix D.

Within 10 days of such notification, a representative of the DRC shall inspect the residence or other improvement for compliance. If all improvements comply with these Development Standards, the DRC shall, in recordable form, issue a written approval to the owner, constituting a final release of the improvements by the DRC. Said release will be issued within 30 days of the final inspection. If the work is found not done in strict compliance with approved plans or any portion of these Development Standards, the DRC may issue a written notice of noncompliance to the owner, specifying the particulars of noncompliance. Said notice will be issued within 30 days of the final inspection. The owner shall then initiate a request for

waiver as specified in Section 2.14. As the noncomplying construction has already been completed, the DRC may not approve the requested waiver and, therefore, the owner may remain in noncompliance.

The owner shall have 30 days from the date of notice of noncompliance within which to remedy the noncompliance portions of this improvement. If, by the end of this time period the owner fails to remedy the noncompliance, the DRC may recommend to the Board to seek remedies as provided in these Development Standards, including, without limitation, injunctive relief or the imposition of a fine.

### **2.13 NONWAIVER**

The approval by the DRC of any plans, drawings or specifications for any work done or proposed shall not constitute a waiver of any right to withhold approval of any similar plan, drawing or specification subsequently or additionally submitted for approval. Failure to enforce any of the Development Standards shall not constitute a waiver of same.

### **2.14 RIGHT OF WAIVER**

The DRC reserves the right to waive or vary any of the provisions set forth herein at its discretion, for good cause shown. The DRC will consider Requests for Waiver of the Development Standards. The Request for Waiver must be accompanied with a written description of the specific Design Standard under consideration and the specific reason for the DRC to consider a grant of waiver. A \$250.00 nonrefundable fee must accompany each Request for Waiver. It is strongly recommended that Requests for Waiver be submitted to the DRC prior to implementation or construction of the requested variation. Not all Requests for Waiver will be approved by the DRC, even if submitted prior to installation, and fewer will be approved when submitted after or during installation.

### **2.15 DESIGN REVIEW FEE**

A Design Review Fee will be charged to the Member's account based upon the schedule below. Design Review Fees will be charged at the time of receipt of the Preliminary Design Submittal for new construction or at the time of submittal for additions, landscape plans or other submittals.

#### **Design Review Fee Schedule**

A.	Design Review Fee	
1.	New residence fee	\$3,500
2.	House additions of more than 1500 s.f.	\$2,000
3.	House additions of 600 s.f. to 1499 s.f.	\$1,000
4.	House additions of less than 600 s.f.	\$ 500
5.	New garages, decks, porches and patios	\$ 250
6.	New landscape plans	\$ 250
7.	House repainting and roof replacement	\$ 75
8.	Misc. requests	\$ 75
	• Modification of decks, porches and patios	
	• Landscape modifications	
	• Lighting	
	• Driveways	

	<ul style="list-style-type: none"> <li>• Dog Runs</li> <li>• Yard art</li> </ul>	
9.	Waiver request	\$ 250
B.	Deposits	
1.	New House construction deposit to be posted with completed construction agreement forms	\$ 10,000 (a)
2.	House addition construction deposit (livable area only)	\$ 2,500 (a)
C.	Construction Impact Fee (per month during construction)	\$ 200
(a)	10% of this deposit is non-refundable and retained by the Association to offset the extra cost of infrastructure maintenance and repair occasioned by construction operations. The deposit balance, less the charges for remedies, if any, as stated in Section 1.4, will be refunded after satisfactory completion of final construction review. The deposits shall be held in a trust account. The cost of the trust account shall be shared equally between the association and the member. If the construction project is abandoned, the Board of Directors may determine the appropriate use of any deposit monies. Any interest earned on the refundable deposit shall become part of the security deposit.	

### 3. SITE PLANNING

The climate, terrain and existing vegetation at Forest Highlands are all important factors, which must be considered in the design of any improvements (new construction or remodel) to properties within its borders. The intent of the following requirements ensures an environmentally sound and aesthetically pleasing development at Forest Highlands for the mutual benefit and enjoyment of all its members.

#### 3.1 BUILDING ENVELOPE AND SETBACKS

The Building Envelope is that portion of each lot within which all improvements, including structures, decks, walks, landscaping, fencing, and mechanical equipment must be located, and is the only area of the lot where alterations of or disturbance to the natural landscape may occur. The Building Envelope shall not encompass more than 50% of the total lot area. Building Envelopes shall not encroach upon any required minimum setback, except for a single driveway access no wider than 14 feet crossing the front setback. Specific setback requirements for the cottage developments are on file at the Coconino County Recorder's office.

Required minimum setbacks:	<u>Canyon</u>	<u>Meadow</u>
Front (Including all street frontages)	25 feet	30 feet
Side	15 feet	25 feet
Rear*	25 feet	30 feet
Golf Course Frontage**	25 feet	30 feet

\*For corner lots with frontage along two road right-of-way, the County authorities customarily assign their requirement for a rear setback to the property line which is opposite of the shorter/ narrower of the two street frontages; the owner, or his agent, shall bear the responsibility for contacting the County to confirm setback configurations for such a lot prior to the preparation of a preliminary site plan for improvements and the Preliminary Design Submittal to the DRC.

\*\*Except along connecting tracts between Canyon golf course holes 12 & 13 and 15 & 16 where the side yard setback is 15 feet.

#### 3.2 SITE WORK

No excessive excavation or fill will be permitted on any lot except where specifically allowed by the DRC due to terrain considerations. Every attempt should be made to balance cut and fill with minimal use of retaining walls and engineered building pads.

Neither Forest Highlands nor any seller or realtor can guarantee a particular view from a given lot or guarantee that existing views shall be preserved. No clear cutting of any Building Envelope will be permitted; however, it is understood that some selective pruning or removal of trees and shrubs will be necessary for the development of any lot. The retention of trees over 12 inches in diameter or over 30 feet in height is strongly encouraged. The pruning of dead limbs,

removal of dead trees, and the cutting and removal of trees with a trunk diameter of 4 inches or less which are bowed, leaning, severely misshapen, diseased, or sparsely needled does not require DRC approval. Tree stumps can be removed anywhere on the lot without the DRC's approval. Removal of live trees over 12" in diameter, without the approval of DRC will result in a penalty fine of \$2,500.00 per tree (similar to the code for the City of Flagstaff). Any decision to remove the trees requires the total removal of the tree to grade.

Great care must be taken in designing the site improvements around the existing trees so the root system remains intact and that its supply of water is maintained. In general, the "drip line" of the trees must remain clear of improvements. The "drip line" is the circumference that area of the branches of the trees projected on to the ground.

Due to the extreme fire danger in Forest Highlands, the construction of decks with tree wells built through the deck will be prohibited.

### **3.3 GRADING AND DRAINAGE**

Site grading and drainage must occur with minimum disruption to the lot, without altering natural drainage patterns as runoff leaves the lot, and without causing conditions that could lead to unnecessary soil erosion. In some cases, the DRC may allow the re-routing of a portion of a drainageway within the boundaries of the Building Envelope. This will be considered on a case-by-case basis, and it should not be assumed it would be allowed in all cases. Reasons for denial of moving a drainageway included the possible loss of trees, the visual quality of the drainageway, or for civil engineering purposes.

Surface drainage upon and across any lot must be addressed through the implementation of sound construction and grading practices. Any improvement which creates an obstruction to surface flows resulting in a back-up of storm waters onto a neighboring lot or tract is strictly prohibited.

Ground floor levels should be established at a vertical elevation such that the final placement of backfill, walks, drives, and porches will produce a positive drainage away from the structure in all directions. The inclusion of foundation waterproofing and a perforated pipe foundation drainage system are recommended along uphill and sidehill foundation walls on hillside Lots.

Residential designs for sloping lots with a variation of natural grade elevation in excess of four feet across the footprint of the proposed structure, must incorporate slope considerations into the design solution, so that the proposed structure steps up or down with the natural slope. Artificial terracing of sloped sites to create an engineered pad to accommodate a "flat lot design" will not be allowed.

### **3.4 ACCESS DRIVES**

Each lot may be accessed by a single driveway only. Access drives shall be located to preserve and avoid important natural features, such as large or significant plant materials, drainageways, and rock outcroppings, so as to minimize disruption of the existing landscape.

The surface of an access drive shall not exceed 14 feet in width where it crosses the road right-of-way and the front setback of the lot. Driveways and/or parking surfaces may not encroach into any required setback without specific approval of the DRC. Some limited encroachment may be considered where unique terrain, vegetation constraints, or limited lot width may warrant. The proposed driveway surface, including its color, must be submitted to the DRC for approval prior to the installation of the driveway. Paved driveways are required to be colored exposed aggregate concrete, brick pavers, bomonite or other pattern and texture methods. No uncolored, untextured concrete or asphalt is permitted. Broom finished concrete is not deemed textured by the Development Standards. Unpaved driveways are prohibited. A concrete or metal culvert pipe, with a diameter of 18 inches or greater, shall be installed where necessary beneath the access driveway, between the road shoulder and the property line, unless otherwise approved by the DRC. In some cases an 18-inch pipe may be too large to install due to site conditions. Contact the Forest Highlands Public Works Department for the required site location of the drainage culvert. The invert flowline of the pipe shall be aligned and sloped so that borrow ditch/drainageway storm flows will continue smoothly and unimpeded beneath the driveway crossing

### **3.5 ON-SITE PARKING**

Each lot must have an area for the parking of two guest automobiles within the Building Envelope, clear of all required setbacks. Homeowners who possess trucks, buses, motor homes, campers, boats, trailers, motorcycles or any other motorized vehicle other than a conventional automobile, must store or park such vehicles within an enclosed garage so as to be completely hidden from view. Aspen, Golf and Pines Cottage Lots are not required to meet the above two guest automobile parking requirement.

### **3.6 UTILITIES**

Utility services are stubbed to the front property line of each lot. For lots on the Canyon side, water, electricity, telephone and cable television service locations are clustered (usually with those of one adjacent lot) in a utility easement located on one of the front corners of each lot. The sewer service extension is typically located at the approximate center of the lot frontage.

For lots on the Meadow side, sewer, electricity, telephone and cable television service locations are clustered (usually with those of one adjacent lot) in a utility easement similar to those found on the Canyon side. The water service extension is typically located on the opposite corner of the lot from the sewer service extension.

The extension of services from these stub locations to the residence shall be the responsibility of each owner and shall be routed to minimize disruption to the natural landscape. As a general rule, utility trenches may not encroach into any required setback except where they cross the front setback between the service tap and the building envelope. All disturbed areas of the site must be restored to their natural condition as nearly as possible.

Information regarding current tap and service fees, as well as connection procedures, may be obtained by contacting the Administrative office at Forest Highlands or the respective utility companies. Forest Highlands' wastewater is collected via a low-pressure, force-main system. Thus, each residence must be equipped with an approved sewage grinder pump unit with a minimum storage tank capacity of 60 gallons.

The Forest Highlands Wastewater Reclamation Company has made arrangements with reputable manufacturers to purchase pump units in quantity. Those units are made available to Forest Highlands' owners at the company's cost plus a 30% surcharge and delivery fee. Contact Forest Highlands' Public Works office for current pump unit prices and ordering procedures. The grinder unit must be located within the Building Envelope, and must be equipped with a disconnect/alarm device, mounted upon the wall of the residence, in a location which is visible from the unit, and from the street, as well, where possible. [07/16]

Furthermore, Coconino County, as a condition of plat approval, mandates the use of low-flush toilets, and water-saver showerheads and faucets. Flush toilets should not exceed a flow rate of 1½ gallons per flushing operation and shower head/faucets should not exceed a flow rate of 3 gallons per minute. Natural gas service is available at Forest Highlands. Installation of propane tanks is prohibited.

All homes that use an alternative water source (i.e. any water source other than Forest Highlands Water Company) are required to have an appropriate backflow prevention device separating the alternative system from the Forest Highlands Water Co. system. Determination of the type of device needed by the system shall be done by a certified Cross-Connection Control Specialist. Contact the Public Works office for a list of qualified plumbers. Documentation of this determination must be supplied to Forest Highlands Water Co. and verified by Forest Highlands Design Review Committee before approval of the irrigation system design is given. Backflow prevention assemblies shall be tested initially by a certified Backflow Prevention Assembly General Tester. Results of initial testing of such devices must be reported to Forest Highlands Water Co. within 30 days of test. The purchase and installation of the device will be at the homeowner's expense. [07/16]

That design must be submitted and approved by the DRC, with review and approval by Forest Highlands Water Company staff, as part of the design review process. Once installed, the backflow prevention device must be tested on an annual basis by a person certified to do so, who has received that certification from an entity approved to issue such certifications by the Arizona Department of Environmental Quality, with the annual test report submitted to the Forest Highlands Water Company. If the required annual testing report on the backflow prevention device is not received within 30 days of the anniversary date of the service connection, service to the home will be discontinued until such time as the required report has been received. [03/08]

An above ground, properly screened per Section 3.7 of the Design Standards, backflow prevention device is required in the design of all new and renovated irrigation systems. Determination of the type of device needed by the system shall be done by a certified Cross-Connection Control Specialist. Contact the Public Works office for a list of qualified plumbers. Documentation of this determination must be supplied to Forest Highlands Water Co. and verified by Forest Highlands Design Review Committee before approval of the irrigation system design is given. Backflow prevention assemblies shall be tested initially by a certified Backflow Prevention Assembly General Tester. Results of initial testing of such devices must be reported to Forest Highlands Water Co. within 30 days of test. The purchase and installation of the device will be at the homeowner's expense. [07/16]

All homes constructed in Forest Highlands must have a main water supply shut-off valve (ball type) inside the home or garage, water lines in exterior walls and/or ceilings must be adequately insulated to prevent freezing, and any utility rooms/closets with water lines/plumbing

fixtures and exterior access must be heated. Homeowners should consider adding an electrical surge protector installed between the transformer and the house and a drip pan installed under the water heater(s). Homeowners are encouraged to install the telephone service line and junction box inside the residence. If a sump pump is installed under the home, do not connect it to the sewer lines. It should discharge directly outside.

### **3.7 WALLS AND FENCING**

Site walls or fences must appear as a visual extension of the residence, using similar materials and finishes. In no case will site walls or fences be permitted to arbitrarily delineate the Building Envelope, although it is understood that such walls or fences may define pet runs or small yards, courtyards or terraces in close proximity to the residence for the purpose of privacy. Privacy or screen walls, and pet runs must not exceed six feet in height, measured from existing natural grade, and they may not encroach into any required setback.

Fencing material must be of wood or stone to match the home architecture. The use of ornamental iron or other metal fencing is subject to approval by the DRC. Chain link, metal, plain concrete block, (unless veneered with stone) or wire fencing is prohibited.

Structural retaining walls may not exceed an above natural grade height of six feet. Multiple terraced retaining walls must be utilized where the overall height of retained earth exceeds six feet. Where multiple retaining walls are used, each tier must be separated by a 6' area. Tiered retaining walls cannot exceed 12' above natural grade. Retaining walls may be constructed of cast concrete or concrete masonry units; however, all exposed surfaces and edges must be wood or stone veneer, so as to blend unobtrusively with its natural surroundings. Heavy timber wood retaining wall systems may be approved.

Locator flags for buried electrical pet enclosure devices must be removed within 60 days after installation of the system. For pet runs refer to section 4.13

### **3.8 OUTDOOR STORAGE**

Outdoor areas housing trash containers, clotheslines, maintenance or service equipment such as snow blowers, etc., or overflow storage shall be screened from all adjacent properties by a wall or fence conforming to Section 3.7.

Firewood may be stored in an unscreened area provided it is neatly stacked in an inconspicuous location. It is recommended that wood piles should not be covered at any time. However if they are covered the material must be either clear or dark brown. It should be as far from the house as possible and never against the house or under a deck.

### **3.9 MECHANICAL AND UTILITY METER EQUIPMENT**

No roof mounted or wall mounted mechanical equipment will be permitted. Any exterior mechanical equipment utilized must be ground mounted adjacent to the residence and hidden from view by walls of sufficient height. The equipment and enclosure must be contained within the Building Envelope, clear of all required setbacks. All screening required per this paragraph must conform to Section 3.7. Equipment must be placed with consideration to the adjacent lot, so as to minimize noise intrusion on and view ability from the outdoor living spaces. All electric meters must meet the readability requirements of APS. The electrical meters must also be

housed so as to blend as much as possible into the structure and color of the house. Gas meters must be screened.

### **3.10 STORAGE TANKS**

Fuel tanks, water tanks or similar storage facilities are not permitted.

### **3.11 ANTENNAE AND SATELLITE DISHES**

This section sets forth the rules and restrictions governing the installation of certain types of antenna on lots in Forest Highlands. As stated in a later paragraph, some types of antennas may be installed without the prior written approval of the DRC, provided the antenna is installed in conformance with the rules and restrictions contained in this section. However, the DRC recommends that an owner desiring to install an antenna without the prior written approval of the DRC contact the DRC to discuss the manner in which the owner intends to install the antenna so that the owner can confirm that the owner's intended method of installation conforms to the requirements contained in this section. If an antenna is installed and does not conform to the requirements of this section, the owner will be required to remove the antenna or take all actions necessary to bring the antenna into compliance with the requirements of this section.

For the purposes of this section, the following terms shall mean: "Antenna" means any device used for the receipt of video programming services, including direct broadcast satellite (DBS), television broadcast, and multipoint distribution services (MDS). A reception antenna that has limited transmission capability designed for the viewer to select or use video programming is a reception antenna provided that it meets FCC standards for radio frequency emission. A Mast, cabling, supports, guy wire, conduits, wiring, fasteners, or other accessories necessary for the proper installation, maintenance and use of a reception antenna shall be considered part of the antenna. "Mast" means a structure to which an antenna is attached that raises the antenna height. "Telecommunications Signal" means signals received by DBS, television broadcast and MDS antennas.

DBS or MDS antennas that are one meter or less in diameter or diagonal measurement and antennas designed to receive television broadcast signals, regardless of size, may be installed without the prior written approval of the DRC provided the Antenna is installed in conformance with the rules and restrictions contained in this section. Any owner installing an Antenna pursuant to this section must give written notice of such installation to the DRC at least seven (7) days prior to the installation date, and the owner shall provide the DRC with such plans and other documentation as the DRC may request in order to determine whether the proposed installation complies with all the requirements of this section. If an owner installs an Antenna which does not comply with the requirements of this section, the owner shall remove the Antenna or take all the action necessary to bring the Antenna into compliance with these requirements within five (5) days after a demand for such action is given to the owner by the DRC.

Except for the Antenna permitted by the former paragraph of this section, no Antennas of any kind shall be installed or placed on any Lot without the prior written approval of the DRC.

Antennas shall be installed solely on Lots. No Antenna may encroach on the common area or any other lot. This section does not permit installation of an Antenna on any common areas, even if an acceptable quality cannot be received from a lot. If an acceptable quality signal

can be received by placing the Antenna inside a building situated on the lot without unreasonable delay or unreasonable cost increase, then the Antenna must be installed inside a building. Antennas shall be located in a place on the lot, which is not visible from any part of the street, the common area or from other lots if an acceptable quality signal may be received from such location. If an acceptable quality signal cannot be received from any location on the lot which is not visible from any street, common area, or any other lot, then the antenna must be placed on the part of the lot from which an acceptable quality signal can be obtained and which is the least visible from streets, golf course, the common area and other lots.

Antennas shall be no larger nor installed higher than is absolutely necessary for reception of an acceptable quality signal. Antennas shall be installed and secured in a manner that complies with the applicable city and state laws and regulations, and the manufacturer's instructions. Antennas must be secured so that they do not jeopardize the soundness or safety of any other owner's property or the safety of any person at or near Antennas.

Antennas or Masts may not extend above a wall or fence unless no acceptable quality signal may be received without the Antenna or Mast extending above the wall or fence. Antennas situated on the ground and visible from the street, common area, or from other lots must be camouflaged by existing landscaping or fencing if an acceptable quality signal may be received from such placement. If there is no such existing landscaping or permanent screening acceptable to the DRC, the Association may require Antennas to be screened by new landscaping or screening of reasonable cost. Antennas, Masts and any visible wiring must be painted to match the color of the structure to which it is attached.

No more than one Antenna of each Telecommunications Signal provider may be installed by any owner.

Mast height may be no higher than absolutely necessary to receive acceptable quality signals. Masts that extend more than 12 feet above the roof line must be approved by the DRC before installation due to safety concerns posed by wind loads and the risk of falling Antennas and Masts. Any application for a Mast longer than 12 feet must include a detailed description of the structure and anchorage Antenna and Mast as well as an explanation of the necessity of a Mast higher than 12 feet. If the installation will pose a safety hazard to residents, then the Association may prohibit such installation. Masts must be painted the appropriate color to match their surroundings. Masts installed on a roof shall not be installed near boundary line of a Lot or nearer to electric power lines than the total height of the Mast and Antenna structure above the roof. The purpose of this regulation is to protect persons and property that would be damaged if the Mast were to fall during a storm or from other causes.

No Antenna for the transmission or reception of radio signals may be installed in such a manner as to be visible from other lots or the common area without the prior written approval of the DRC.

### **3.12 SIGNAGE AND ADDRESS IDENTIFICATION**

Lot identification posts are provided by Forest Highlands Public Works. Individualized homeownership identification devices may be permitted if submitted for review and approval. No additional signage of any kind will be permitted, except temporary construction signs by each builder and for sale signs in accordance with the Rules Section 2.29.

### 3.13 LIGHTING

A uniform street lighting scheme has been designed by Forest Highlands. No additional lighting by an owner may occur adjacent to the right-of-way. As a general policy, exterior lighting is discouraged except in circumstances where safety is a legitimate concern.

This section applies to exterior lighting within a building lot and to lighting glare when interior lighting spills to the exterior environment. It is the intent of the Development Standards that Forest Highlands complies with the intent and purpose of the Dark Sky Ordinance established by Coconino County. That ordinance is adopted by the Design Review Committee with the following exceptions and additions:

1. In the event of a conflict between the Coconino Dark Sky ordinance and the Forest Highlands Development Standards, the more stringent limitation and requirement shall govern.
2. Individual lot site lighting is permitted within the building envelope, provided such lighting does not result in excessive glare toward the street or neighboring properties. Forest Highlands shall meet the Zone 2 requirements of the Lighting Section of the Coconino County Zoning ordinance as a minimum.
3. Existing unshielded exterior light fixtures are considered grandfathered to the current owners. When a residence changes ownership, unshielded fixtures shall be replaced or retrofitted with lower lumen bulbs, if necessary, so that the maximum allowable unshielded lumens per lot (item 7 below) are not exceeded.
4. Exterior lighting controlled by motion-sensing devices shall remain on for no more than 10 minutes after the motion has ceased. Fixtures containing motion sensors shall be positioned to prevent false activation due to motion by natural causes (such as wind).
5. Upward-directed lighting, including landscape lighting, is prohibited.
6. Flood lights are prohibited.
7. Maximum light from a single unshielded exterior fixture shall not exceed 800 lumens. Unshielded fixtures containing clear glass shall be fitted with bulbs of no more than 450 lumens.
8. No lot shall have more than 2000 lumens total light from unshielded fixtures.
  - a. "Shielded" means that 100% of the light source is shielded by an opaque material, and that no portion of the bulb extends below the horizontal plane created by the shield. Light shall not radiate sideways through transparent or translucent surfaces.
9. Decorative holiday lights may be installed no earlier than the weekend following Thanksgiving, and shall be removed no later than January 30<sup>th</sup> of the following year.

10. Decorative exterior lights for parties and group gatherings (weddings, funerals, family events, etc.) shall be temporary and shall be extinguished by midnight. Decorative exterior lights may be installed no earlier than one week before the event and shall be removed within one week after the event.
11. Special attention shall be given to the aiming and intensity of interior accent lighting. Interior light sources that are overly conspicuous from the exterior, through windows and skylights, are not permitted. The use of fluorescent or other highly visible lighting in a garage or workshop may be precluded in areas where the expanse of an open garage door or unadorned window might cause excessive glare, particularly when visible from neighboring residences, common areas and public rights-of-way.
12. The DRC may require additional shielding or restrictions where light from new or existing exterior fixtures causes excessive glare to neighboring residences, community property or public rights-of-way.
13. Driveway lighting is discouraged but not prohibited. Driveway lights shall be fully shielded and shall be no taller than 24 inches from grade to the top of the fixture. Driveway lighting is only permitted within the building envelope. Approved lighting shall be staggered on both sides of the driveway so as not to create straight lines and shall be maintained to remain vertical. Monument lights, and post lights taller than 24 inches, are prohibited in new construction.
14. Notices of violations and fines will be issued by the Design Review Committee based on complaints received.
15. All exterior lighting requires written approval of the DRC.

### Lumen & Watt Comparison Chart

Actual Light Generated	Incandescent Bulbs	Fluorescent Bulbs (CFL)	LED Bulbs (Light Emitting Diode)
Lumens	Watts	Watts	Watts
250	25	4-9	3
450	40	9-13	4-5
800	60	13-15	6-8
1,100	75	18-25	9-13
1,600	100	23-30	16-20
2,000	125	28-40	20-25
2,600	150	30-55	25-28

NOTE: The above watt and lumen calculations may vary slightly from manufacturer to manufacturer

### **3.14 SWIMMING POOLS AND SPAS**

Swimming pools are not permitted. Spas, if any, must be designed as a visual extension of the residence through the use of walls or courtyards and must be shielded from view. All spas must be constructed according to Coconino County regulations. All pumps, motors, and heaters must be fully screened from view from the street, adjacent lots, the golf course, or public areas.

### **3.15 TENNIS, SPORT COURTS, AND BASKETBALL GOALS**

Due to the extensive clearing required by tennis courts and other sport courts, such courts will not be permitted. Wall-mounted or free-standing basketball goals may be allowed subject to Design Review Committee approval. Support posts of a freestanding basketball goal shall be painted to blend unobtrusively with its visual backdrop surrounding, and the backboard must be clear.

### **3.16 PLAY STRUCTURES**

Play structures, swing sets, slides, or other such devices are allowed only when the application is made in advance with the DRC. Approval for such equipment may be granted when it is proposed to be placed within fenced, rear yard areas, is constructed and finished with materials which are complementary to the structure, is limited in height to eight feet or less, and for which the colors of the equipment are in keeping with the intent of these guidelines. Generally, timber and dark-colored, powder coated steel structural components are allowed. Plastic (especially brightly colored plastic) is not permitted. Trampolines and tree forts are not permitted.

### **3.17 LOT RESTRICTIONS**

Except for compounds, resulting from the combined development of two or more lots, no more than one residence may be constructed on any lot. Other outbuildings such as detached garages may be constructed, provided they are a visual extension of the main residence. Such "complexes" are subject to approval by the DRC.

### **3.18 PROTECTION SYSTEMS**

All residences constructed after June 1997 are required to have alarm systems that monitor a minimum of fire/smoke and gas leaks. Residences constructed prior to June 1997 that do not have these systems installed will be required to install them under the following conditions:

- Any exterior alternations to the home that require Design Review Committee approval.
- Any interior or exterior remodel work that requires a permit from Coconino County.
- The house is "for sale" on or after April 1, 2013.

This system must be monitored by the Forest Highlands Security Office.

The owner of any Forest Highlands pre-June 1997 home that has an existing monitored alarm system may not disconnect or alter the system in any way so as to eliminate the fire or gas

leak detectors or to prevent monitoring by Forest Highlands Security or another commercial monitoring service. Homeowners should be aware that an active telephone line, I.P. Address System, or Cellular Alarm System must be in place in the home to transmit alarms to the monitoring service. Disconnection of the telephone line would be considered a disconnection of the alarm system.

## **4. ARCHITECTURAL**

The following Architectural Standards evolved in response to climatic and aesthetic considerations at Forest Highlands. These standards intend to evoke a sympathetic response to the character of this high forest region, promoting architectural design compatible with the natural landscape and environmentally sound.

### **4.1 BUILDING SIZE**

There is no minimum size requirement of residences since each residential design will be reviewed according to its individual merits. One of the first goals of all owners and their architects should be to create the highest-quality home within the smallest possible volume consistent with the satisfaction of the owner's need for space. The intent is that the natural landscape at Forest Highlands remains the dominant visual image. The existing quiet repose and harmony can only be maintained if the homes and landscape remain subservient to the natural landforms and existing landscape.

In keeping with this philosophy, no residence shall exceed 7,500 square feet of Living Space. Living Space is defined as all areas of the interior house; excluding the garage, exterior storage areas, and exterior mechanical rooms. Should an applicant wish to exceed 7,500 square feet they may do so by purchasing an adjacent lot and combining the two lots into one. For every added lot, 3,000 square feet may be added to the 7,500 square feet. Thus with two lots, 10,500 square feet could be built.

### **4.2 PREFABRICATED BUILDINGS**

No building constructed off-site and requires transportation to any lot, whole or in partial assembly, will be permitted. This includes mobile homes, stock modular buildings, or any other structure requiring transportation and set up in a partially completed state. However, structures assembled off-site and completely disassembled for transportation, including log cabins or custom designed modular buildings, may be permitted. The aesthetic merits of any such structures are subject to review and approval by the DRC.

### **4.3 HEIGHT AND MASSING OF STRUCTURES**

No portion of a structure (except for chimney elements) may exceed a true vertical height of **32 feet** above original natural grade directly below. On difficult steeper lots, where the average slope across the footprint of the proposed structure exceeds 15%, the DRC may allow additional height for a limited unobtrusive ridge projection at its downslope terminus. Such relief will be considered on a case-by-case basis, and may not be construed as a blanket waiver for sloping lots in general. It is the intent of these Development Standards that roof forms for homes on sloping sites step down with the grade to integrate with the natural setting. No finish floor elevation shall exceed 4 feet from existing grade to ensure the home is integrated with the natural setting.

The purpose of the height criteria is to avoid construction of houses that are too tall. Beyond the height criteria, the Forest Highlands' DRC will render individual judgments with respect to the overall scale of the proposed design in relation to its location and all surrounding uses. The process does not seek to impose generalized criteria where more specific insights can

be demonstrated to result in a better solution. The DRC has the right to impose a height restriction less than what is stated herein, if it believes it is necessary due to specific site conditions.

Offsets or indentations in wall planes create visual interest and add depth via shadow lines. No building wall may extend more than 20 feet in height without an offset in the vertical plane of at least two feet. No single-story building wall may extend more than 40 feet in length, and no two-story building wall may extend more than 20 feet in length without an offset of at least two feet.

#### **4.4 FOUNDATIONS**

All unfaced visible surfaces of concrete masonry or concrete foundation walls and piers must receive a stucco or mortar-wash finish and shall be painted to blend unobtrusively with adjacent materials. Exposed aggregate concrete, or textured concrete block with an approved integral or applied color, may be considered in lieu of the stucco/mortar-wash appliqué. Foundation walls must step down with the grade change so that its exposed surface does not exceed a vertical height of 8" above finish grade at its greatest exposure. Material covering the foundation wall must be in the same plane as the wall above.

Where the vertical distance from the underside of a ground floor wood deck structure (along its perimeter edge) exceeds 30 inches above finish grade below, the deck edge must be skirted with wood latticework or wood siding to screen the cavity beneath the deck. Foundation walls which occur under a skirted deck such that they are no longer visible are exempt from the facing requirements stated above.

#### **4.5 EXTERIOR MATERIALS**

There exist many traditions in high country architecture which Forest Highlands encourages, along with certain regional adaptations. Exterior material should generally be natural materials that blend and are compatible with the native landscape. The predominant exterior materials will consist of wood or native stone, including shingles, beveled or tongue-in-groove board siding, board-on-board, board and batt, and malapais, sandstone or fieldstone. Native schist will only be allowed in subdued colors applied in a low-contrast mix.

Plywood siding is prohibited. No plywood of any type should be visible on the exterior of the home. Tongue and groove is preferred on soffits and under roof overhangs.

The use of fiberglass siding, vinyl siding or asbestos siding is prohibited. Stucco or metal, including weathering steel and other metals with a patina, may be considered for approval as accent materials if judiciously used. The DRC may consider on a case-by-case basis some high quality composition siding product, which in the opinion of the DRC, would be virtually indistinguishable from their natural wood counterparts. Such consideration shall be limited to products suitable for individual board application; no multiboard panelization will be allowed. The product must be utilized in an assembly, which prohibits the exposure of joint reglets. The proposed product must have a porous woodgrained surface suitable for application of traditional stains or paints, with a DRC approved color. All exterior surfaces including gutters, chimneys and their covers, and window frames are to be finished or painted. Unfinished metallic exterior surfaces are not permitted.

The use of native stone is encouraged. The use of brick or textured masonry block as an exterior finish material will be considered on a case-by-case basis, and limited to accent segments of the building facade. Simulated or cultured stone will only be allowed when, in the sole opinion of the DRC, the product and pattern proposed for use resembles its natural native counterpart to the degree it appears unobtrusive.

The aesthetic merits of any combination of exterior materials are subject to review and approval by the DRC in order to maintain the architectural integrity and consistent visual experience of Forest Highlands.

#### **4.6 ROOFS**

The roofline of each house must create its own pleasing relationship to the street, other common areas, and to its adjacent structures when viewed from all directions. The overall profile and articulation of the roof shall be sufficiently irregular to break up anything which would otherwise appear too boxy or discordant with the landscape or neighboring structures. Ridge lines shall not exceed 40 feet in length. Expansive roof structures shall be articulated by way of gable or shed dormers. Roof eaves shall be no less than 3' deep. Smaller overhangs may be permitted on a case by case basis for such circumstances as small gable or shed dormers or in the case of an addition or remodel project where it makes best design sense to match existing overhangs. The DRC must approve smaller overhangs. Asymmetrical roofs are preferable to those, which are obviously symmetrical. Covered terraces or porches must be fully integrated into the design of the house.

The roofs of all two-story homes should include single-story elements. For both one and two-story residences, the roof profile should be varied, including individual masses of sufficient size, in plan and elevation to convey the desired result. The higher masses should generally occur toward the center, with the lower profiles occurring toward the outer portions of the house.

The DRC has determined, for the sake of contrast and variety, the use of slate, flat concrete tiles, metal shingles, or non-reflective raised-seam metal roofs may be permitted. Less traditional roofing materials will be reviewed on a case by case basis by the Design Review Committee. Asphalt or asphalt composite roofing shingles shall be multi-layered dimensional shingles products. Single layer strip asphalt roofing shingles are prohibited. Heavier weight shingle products, 275 lbs. per square or heavier, are required. Shingles are also required to have UL Class A fire resistance. Pre-finished metal roofs will be considered too reflective and will be prohibited. Proposed pre-finished metal roofs must have a low gloss finish with less than 10% reflectivity.

**Ice Barrier:** In the Flagstaff area there has been a long history of ice forming along the eaves causing a backup of water resulting in damage to homes. To avoid this problem Forest Highlands requires the installation of an ice barrier (Ice and Water Shield) that consists of a self-adhering polymer-modified bitumen sheet to be used in lieu of normal underlayment and extend from the lowest edges of all roof surfaces to a point at least 24 inches inside the exterior wall line of the building. In addition we also require the installation of ice barrier at all valleys.

All residences at Forest Highlands should have pitched roofs with a minimum pitch of four feet in twelve and a maximum pitch of twelve feet in twelve. Mansard and flat roofs are prohibited.

Copper roofs must be allowed to turn brown or patina. No permanent shiny copper will be allowed. If asphalt shingles are used, an edge cap detail must be used to finish the edge appearance.

The use of wood shingles or shake asphalt shingles of standard or medium thickness, any type of barrel or “S” tiles, asphalt roll roofing or reflective metal surfaces is prohibited. However, repair of existing wood shake roofs will be limited to 250 square feet.

All reroofing/replacement roofing materials must also comply with the above standards.

#### **4.7 ENTRANCES**

Entrances proportioned to convey a sense of human scale are more appropriate than those with exaggerated dimensions. Any grandeur should be experienced upon entering the house, not worn on its exterior facade. The clean lines of restrained and understated entries are more appropriate. Entries too ornate, monumental, dominating the front or that is excessive in height will not be approved.

Trellised entries can be used as a welcoming transition between indoor and outdoor space. Entrances that are a part of covered front terrace or porch are preferred. There must be architectural elements across the entrance starting at no more than 12’.

One driveway entrance per house is permitted. Porte cocheres will only be approved on homesites large enough to permit the required turning movements, without encroaching into the side setbacks. Although not required, front porches are strongly encouraged. Canvas awnings are prohibited.

#### **4.8 CHIMNEYS AND OUTDOOR FIRES**

Well-proportioned chimney masses can be used as sculptural features complimenting the overall qualities of the house. Exposed metal flues will not be approved. The area (measured in plan view) of any one chimney should be no less than 12 square feet and no more than 48 square feet. Chimneys lend themselves to a variety of angular and rounded forms which can enliven the three-dimensional quality and profile of the overall design. To preserve the high quality air at Forest Highlands, all residences are encouraged to utilize gas log fireplaces, rather than standard wood burning fireplaces or stoves. Due to the extreme fire danger usually present in this high forest region, all chimneys must be equipped with a U.L. or I.C.B.O. approved spark arrestor.

Portable barbecues are permitted, provided they are lidded cookers. Permanently installed barbecues must be approved by the DRC. Open outdoor fire pits are prohibited unless they are fueled by propane or natural gas.

#### **4.9 EXTERIOR COLORS**

It is the intent of Forest Highlands to preserve the appearance of the natural landscape and preclude the use of colors appearing out of place and, therefore, offensive to the eye.

All colors must have a Light Reflectance Range (LRV) of less than 40. The only exception to this LRV requirement shall be homes in the Canyon with existing white windows

that cannot have their color changed. In these cases, the trim color around those windows may have an LRV of 60 or less.

The color of exterior materials must generally be subdued to blend with the natural landscape. Earth tones are recommended, although accent colors which are used judiciously and with restraint may be permitted. In no case will colors approaching the primary range (red, blue, white and yellow) be permitted, nor will drastic contrasts in value (light to dark) be allowed. The color white is prohibited for use on any exterior material or finish. Light gray stains which approach white or off white in appearance will not be allowed. Garage doors are not considered trim and must be painted to match the siding. Proposed colors must be demonstrated to the DRC in a sample format which adequately depicts the hue, tone and shade of the proposed color in its final application. The DRC may require the color selection to be applied to an area of the house prior to approval.

The Golf Cottage exterior and trim colors are exempt from these requirements, as they must be the same as the Canyon Clubhouse.

**Colors must be submitted to the DRC for approval prior to repainting the home.**

#### **4.10 WINDOWS, SKYLIGHTS, SOLAR TUBES, DRAPERIES, AND SHUTTERS**

While the elevations will differ on various sides of the house, windows on all sides must be treated with the same attention to detail given to the front or street elevation. All facades shall contain some degree of doors, windows, or other openings in the walls. Octagons, circles, hexagons, and triangles insensitively placed, will not be approved. Window heads must be shaped to match roof lines or remain level. No scissor truss windows will be permitted with slopes not matching the roof line.

The glass of windows and the lens of skylights must not be highly reflective. The lens of skylights must be clear, gray or bronze. No white lenses are allowed, nor may their frames consist of reflective material that is left unfinished. This especially applies to aluminum frames which must be anodized or finished with baked enamel. All skylights must be low profile flat type. Bubble type skylights are prohibited.

Solar tubes must be placed as inconspicuously as possible without affecting their functionality. The lens of solar tubes must be clear, gray or bronze. No white lenses are allowed, nor may their frames consist of reflective material that is left unfinished. This especially applies to aluminum frames which must be anodized or painted. The frame color shall match the color of the roof as closely as possible.

Shutters and drapery linings must be neutral color ranges when visible from outside the home. White is not considered a neutral color. Off-white, ivory, light gray or tan colored linings are permitted.

#### **4.11 BUILDING PROJECTIONS**

All projections from a residence or other structure including, but not limited to, chimney flues, vents, flashing, louvers, gutters, downspouts, utility boxes, porches, railings and exterior stairways shall match the surface from which they project, or must be painted or stained an

approved color to blend unobtrusively with adjacent materials. All building projections, including roof overhangs, must be contained within the building envelope.

#### **4.12 GARAGES AND GARAGE DOORS**

Garages for each residence are required, either attached or detached, accommodating at least two automobiles; carports are prohibited. Garage doors shall not dominate the residence when viewed from the street, especially in areas visible from rights-of-way, common areas, and adjacent home sites. Design submittals with the garage door(s) as a primary focal point from the street will be rejected.

One of the greatest contributors to negative feelings about residential subdivisions, is the often-present row of garage doors aligned along the street with oversized driveways leading to them. Every effort must be made to keep this view from being prevalent at Forest Highlands. Effective measures that minimize the dominance of garage doors include side entries out of direct view from the street and overhangs or piers which add the softness of shade and shadow by way of recessing the doors. Plans submitted with the garage entrance as the primary focal point from the street, will not be approved.

When planning a house at Forest Highlands, attempt to minimize the potential view of the garage doors from the street. Place the garage in a separate structure with or without an enclosed connection to the main house or place the entrance to the garage away from the street view. When this is not possible due to topography or other site constraints, the garage doors shall be placed further away from the street than the house façade, leaving the house form as the dominant image from the street. Overhangs above the doors and significant architectural detailing can also mitigate the visual impact of the garage entrance.

Garage doors must relate to the remainder of the house's design elements. Garages must not present closed or unarticulated facades. Glazing in garage doors should be provided to reduce the impact of the doors on the rest of the community. Large or unbroken masses above garage doors will not be approved. This is where detailing and a change in the plane of the surface can be beneficial.

Other design features that shall be provided, include the use of single-bay doors in lieu of double-width doors. Single-bay doors will be required. Some exceptions to the above may be granted when the applicant can demonstrate that the scale of a double-width door is proportional to the rest of the house's design, and is in keeping with the scale of the rest of the neighborhood streetscape.

Where three or more garage bays are planned, care must be taken in the design of the garage door plane. More than two doors are not allowed in the same plane. The third (and fourth) door(s) must occur in a secondary building plane, offset by a minimum of 32 inches from the primary front wall of the garage, to avoid a continuous uninterrupted wall of three or more garage doors. All garage doors must be recessed a minimum of 12". Garage doors over 9 feet in height are prohibited.

The use of fluorescent or other highly visible lighting may be precluded in areas where the expanse of an open garage door might cause excessive glare, particularly when visible from neighboring residences and public rights-of-way.

#### **4.13 OTHER STRUCTURES**

Dog houses and runs, flag poles, and permanently installed recreational equipment must be approved by the DRC. Dog runs will be considered on a case by case basis. Great consideration should be taken to limit size as much as possible. Dog runs over 500sf will not be approved.

Exterior sculptures not attached to the house, displays or other yard art must not exceed 6 feet in height above existing grade, must be made of materials that complement Forest Highlands, the natural forest environment and the home, must have colors within the Light Reflectance Range of 15-40 and must be approved by the DRC. Sculptures must be located within the Building Envelope. For purposes of this section, driveway access is not part of the Building Envelope.

#### **4.14 CHANGES OR ADDITIONAL CONSTRUCTION**

All changes or additions to the approved plans before, during, or after the construction must first be approved by the DRC. This includes remodeling of existing residences.

#### **4.15 LOW FLOW TOILETS**

All residents must incorporate the design of low flow toilets throughout the residence. Low flow is defined as 1.5 gallons per flush.

## **5. CONSTRUCTION**

In order to preserve the natural landscape of each lot and minimize the nuisances inherent to any construction process, the following regulations shall be enforced during the construction period of all improvements at Forest Highlands. The owner of the lot, as such terms are defined in the Declaration, shall be responsible for violations of the Residential Development Standards, including construction regulations contained therein, by any contractor, subcontractor, agent, or employee performing any activities within Forest Highlands, whether located on the lot or elsewhere within Forest Highlands.

### **5.1 BUILDING ENVELOPE**

The Building Envelope, which is the limit of development on each lot, confines the area within which all activities related to the improvements must be constructed. Temporary Building Envelope delineation must terminate at the property line adjacent to the entrance drive.

### **5.2 OSHA COMPLIANCE**

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

### **5.3 CONSTRUCTION BUILDINGS**

A construction trailer or portable field office may be located on the building site within the Building Envelope, clear of all setbacks. The type, size and color of any portable office must be approved by a representative of the DRC. The field office may not be placed on-site earlier than two weeks prior to the actual onset of continuous construction activity. At the same time, the provision of temporary power and telephone will be determined.

### **5.4 TRASH RECEPTACLES AND DEBRIS REMOVAL**

Owner and builders shall be responsible for the clean up of all trash and debris at the end of each day. An approved trash receptacle must remain on the site at all times to contain all lightweight materials or packaging. The receptacle must be positioned on the site alongside the access drive, clear of side and rear setbacks, adjacent road right(s)-of-way and neighboring properties. Trash receptacles must be emptied on a timely basis to avoid overflow of refuse; disposal shall be at a suitable off-site facility. Owners and builders are prohibited from dumping, burying, or burning trash anywhere on the lot or in Forest Highlands. Heavy debris, such as broken stone, wood scrap, or the like must be removed from the site immediately upon completion of the work of each trade that has generated the debris.

All concrete washout, from both trucks and mixers, must occur in a location where it will be ultimately concealed by structure or covered by backfill. Washout in road rights-of-way, setbacks or on adjacent properties is strictly prohibited.

During the construction period, each construction site shall be kept neat and shall be properly policed to prevent it from becoming a public eyesore or detriment to other lots or open space. Any clean-up costs incurred by the Association in enforcing these requirements shall be payable by the owner. Dirt, mud, or debris resulting from activity on each construction site shall

be promptly removed from public or private roads, open spaces and driveways or other portions of Forest Highlands.

### **5.5 SANITARY FACILITIES**

Each owner or builder shall be responsible for providing adequate sanitary facilities for his construction workers. Portable toilets should be located within the building envelope, where possible.

### **5.6 CONSTRUCTION ACCESS, VEHICLES AND PARKING AREAS**

The approved access drive will be the only construction access to any lot.

All vehicles shall be parked within the property line of the lot. During very busy construction periods involving multiple trades such that all construction vehicles cannot be confined to the site proper, the overflow vehicles may be temporarily parked along the construction side of the roadway. During these occurrences, vehicles must be off of the paved surface of the roadway or cul-de-sac to allow continual unconstrained access by normal traffic and emergency vehicles, including fire trucks. Vehicles may not be parked on neighboring lots, in nearby driveways or on open space. Changing oil or other vehicle maintenance is prohibited.

### **5.7 CONSERVATION OF NATIVE LANDSCAPE**

Trees which are to be preserved must be marked and protected by flagging, fencing, or barriers. The DRC shall have the right to flag major terrain features or plants which are to be fenced for protection. Any trees or branches removed during construction must be promptly cleaned up and removed from the construction site.

### **5.8 EXCAVATION MATERIALS**

Blasting is not permitted. All excess excavation materials must be removed from Forest Highlands.

The area outside the Building Envelope as defined by the Setbacks must be preserved in its natural state including but not limited to natural vegetation and rock outcroppings. Any disturbance of the natural state must be repaired to the satisfaction of the DRC.

### **5.9 DUST AND NOISE CONTROL**

The contractor shall be responsible for controlling dust and noise from the construction site, including the removal of dirt and mud from public or private roads that is the result of construction activity on the site. The sounds of radios or any other audio equipment used by construction personnel must not be audible beyond the property perimeter of any lot. Repeated violations of this provision will precipitate a total prohibition of any on-site use of radios or audio equipment during construction and may result in shut down of all construction activity or other remedies and/or fines.

## **5.10 MATERIAL DELIVERIES**

All building materials, equipment and machinery required to construct a residence on any lot at Forest Highlands must be delivered to and remain within the building site. This includes all building materials, earth-moving equipment, trailers, generators, mixers, cranes and any other equipment or machinery that will remain at Forest Highlands overnight. Material delivery vehicles may not drive across adjacent lots or tracts to access a construction site.

## **5.11 FIREARMS**

The possession or discharge of any type of firearm by construction personnel on any construction site, lot, tract or right-of-way at Forest Highlands is strictly prohibited.

## **5.12 ALCOHOL AND CONTROLLED SUBSTANCES**

The consumption of alcohol or use of any controlled substance by construction personnel on any construction site, lot, tract or right-of-way at Forest Highlands is prohibited.

## **5.13 FIRES AND FLAMMABLE MATERIALS**

Careless disposition of cigarettes and other flammable materials, as well as the build-up of potentially flammable materials constituting a fire hazard, are prohibited. At least two 20-pound ABC-Rated Dry Chemical Fire Extinguishers shall be present and available in a conspicuous place on the construction site at all times. No on-site fires are allowed whatsoever, except for small, confined, attended fires for the purposes of heating masonry water. Smoking is prohibited during Red Flag Fire Alerts in Forest Highlands.

## **5.14 PETS**

No pets, particularly dogs, may be brought into Forest Highlands by a member of any construction crew.

## **5.15 PRESERVATION OF PROPERTY**

The use of or transit over any other lot, common area or amenity, including the golf course, is prohibited. Similarly, the use of or transit over the natural area or setbacks outside the building envelope of any lot is prohibited. Construction personnel shall refrain from parking, eating, depositing of rubbish or scrap materials (including concrete washout) on any neighboring lot, tract, or right-of-way. No member of the construction crew shall use any of the Forest Highlands Member facilities including golf courses, driving ranges, golf course restrooms, fishing ponds or other such facilities.

## **5.16 PROTECTION OF SUBDIVISION IMPROVEMENTS AND RESTORATION OF PROPERTY**

Each owner shall be responsible for the protection of all improvements, roadways, common areas, golf improvements, or improvements of any other lot which may be damaged by the activities of such owner's contractor, subcontractor, agents, or employees.

Upon completion of construction, each owner and builder shall clean his construction site and repair all property which has been damaged, including but not limited to, restoring grades, planting shrubs and trees as approved or required by the DRC, and repair of street, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

In addition, the owner shall be held financially responsible for site restoration/ revegetation and refuse removal necessitated on any and all adjacent properties as a result of trespass or negligence by their employees or subcontracted agents.

### **5.17 CONSTRUCTION SIGNAGE**

Temporary construction signs shall be limited to one sign per site not to exceed six square feet of total surface area. The only sign colors allowed are brown PMS 4625 for the background and white (no PMS for white) for the lettering. This sign is intended for job site identification only. Therefore, it must be located within the Building Envelope, facing the street frontage of the lot. It may identify the general contractor and designer by name with address, license number and telephone number(s) and it may identify the job site by lot number or owner's name, but it may not include marketing related terminology such as "for sale", "available", or "offered by". The sign shall be free standing, not to exceed four feet in height above natural grade, placed parallel to the street, and of a design and in a location within the Building Envelope approved in advance of installation by the DRC. The construction sign may not be erected on a site earlier than two weeks prior to the onset of continuing construction activity and must be removed within two weeks of the issuance of a certificate of occupancy by the County, or immediately upon the passage of 30 calendar days without significant construction activity.

Individual signs, or construction sign attachments, identifying individual subcontractors, tradesmen, or suppliers are prohibited. Identification of licensed tradesmen, when required by state or county statutes, shall be confined to the posting location of the building permit.

Attachment of signs or similar material to trees is strictly prohibited.

At designated times of fire restriction, the contractor shall post "No Smoking" and "No Burning" signs.

### **5.18 DAILY OPERATION**

Daily working hours for each construction site shall be from 6:30 a.m. to 7:00 p.m. Construction activity which generates noise audible from the boundaries of any lot, such as hammering, sawing, excavation work, concrete delivery, etc., must be confined to the hours of 7:00 a.m. to 7:00 p.m., Monday through Friday, and 8:00 a.m. to 7:00 p.m. on Saturday. Noisy activity is prohibited on Sundays.

### **5.19 SITE VISITATIONS**

Due to the inherent danger associated with an active construction site, visitors to any site should be limited to those persons with official business relating to the construction activity, such as construction workers and tradesmen, building officials, security staff, design review

observers, sales personnel, and the owner. Construction personnel should not invite or bring family members or friends, especially children, to the job site.

## **5.20 CONSTRUCTION INSURANCE REQUIREMENTS**

All general contractors must post evidence of insurance with their lot owner, prior to entering the construction premises. Confirmation shall be evidenced in the form of a valid Certificate of Insurance naming both the lot owner and Forest Highlands as the certificate holders. The required insurance must provide coverage not less than the applicable limits of coverage relating to comprehensive general liability, automobile liability and workmen's compensation. The minimum limits of liability shall not be less than \$1,000,000 per occurrence and \$2,000,000 in aggregate for general liability; \$1,000,000 for automobile liability (scheduled, non-owned, and hired automobiles), and \$500,000 for Workers Compensation – employers liability. General liability coverage shall contain provisions for contractual liability and broad form property damage. The certificate shall provide for 30-day notice to the certificate holders in the event of cancellation or material change in the limits of coverage. A copy of the Certificate of Insurance shall be provided to the Design Review Committee prior to the start of construction along with the Construction Agreement Form (Appendix C), schedule of construction activities (per Section 2.9), and a list of identifying the general contractor and all subcontractors as required by Section 5.21.

Insurance requirements for all Common Area Facilities remodels and repairs, will be set by contract as approved by the Board of Directors.

The Certificate of Insurance shall list Forest Highlands as an additional insured.

## **5.21 CONSTRUCTION VEHICLE ACCESS TO FOREST HIGHLANDS**

Prior to the start of construction activity at Forest Highlands, each general contractor shall meet with security staff and prepare a “contractors vehicle pass list” and the supporting information relating to the description and identification of their construction and employee vehicles. No person or vehicle will be allowed past the guardhouse until the requisite documents are on file and the appropriate passes have been issued. Security staff may require proof of acceptable insurance as a condition of entry.

## 6. LANDSCAPING

Landscaping in Forest Highlands focuses on preserving the native forest environment while conserving water.

### 6.1 LANDSCAPING REQUIREMENTS

The landscape zone of each lot is the Building Envelope. Landscaping will not be allowed within the building setbacks except within a landscape buffer not exceeding three feet in width along both sides of the entry driveway where it crosses the front setback, or where a specific screening consideration or scarcity of natural vegetation may warrant. Landscaping within the Building Envelope, where permitted, shall be limited to the Approved Plants listed in Appendix F. Appendix F includes indigenous species, native and compatible or approved trees, plants, shrubs, vines, groundcover and perennials.

Care must be taken during the siting of the residence on the lot to allow planting space for perimeter landscaping to occur, if desired, without necessitating encroachment beyond the Building Envelope into the required setbacks. All disturbed areas of the site must be restored to their natural condition as nearly as possible.

Maximum landscape irrigation shall not exceed 3000 gallons per month after 24 months from installation.

Landscape irrigation is limited to low flow drip emitters. Sprinklers are not allowed. Irrigation lines, valving and boxes are required to be located and screened next to the house and not out by the street. Final plumbing and installation shall include a water tap at the house for landscape irrigation. Flowerbeds must not exceed a total of 35 square feet combined irrigated area.

Great care must be taken in designing the site improvements around the existing trees so the root system remains intact and that its supply of water is maintained. In general, the “drip line” of the trees must remain clear of improvements. The “drip line” is the circumference area of the branches of the trees projected on to the ground.

Landscape lighting must conform to section 3.13. Up-lighting is never allowed.

Since water is a scarce resource, water features added to a landscape design are generally discouraged. All proposed water features must be submitted to the DRC prior to installation and will be considered on a case by case basis.

### 6.2 PROHIBITED PLANTS

The plant materials set forth in Appendix E of these Development Standards includes species which are potentially destructive to the native landscape of Forest Highlands, and are strictly prohibited. **The planting of lawns, grasses, turf or sod is strictly prohibited.** Native grass may be applied by seed, slurry, or container to help re-vegetate disturbed areas due to construction. Supplemental irrigation for these native grasses is prohibited. For residential applications – installation of artificial turf that could be visible from the streets or golf courses is

prohibited. Artificial turf hidden from view or visible only by neighbors will be considered on a case-by-case basis. In the event of an ownership change regarding artificial turf visible only to neighbors, any approved artificial turf visible to previous neighbors will be considered grandfathered. Location and size may be limited and must be approved by the DRC committee. A sample of the artificial turf must be supplied to the DRC. Artificial turf may also be approved on a case by case basis for use in and around club facilities.

### **6.3 APPROVAL OF LANDSCAPING PLANS**

All landscaping plans, including landscape additions, must be approved by the DRC prior to its installation or implementation. A Landscape Design Review Fee will be assessed to the Member's account.

### **6.4 FIRE PREVENTION THINNING**

All lots must be thinned of high density growth sapling pine trees at the time of construction and from time to time in the future. High density growth saplings are those tree clusters generally under six feet tall, less than 4" diameter trunks and growing with trunk spacing of less than 48" from each other. These clusters must be thinned so the tree trunk spacing is approximately 12' apart. The purpose of this restriction is to reduce the danger of spreading wildfires during dry periods, which are common throughout the summer months. Questions regarding proper tree thinning should be directed to the Highlands Fire District at (928) 525-1717. All lots should be compliant with the following firewise standards. New construction will be required to meet the firewise standards as part of the final approval process.

#### **Forest Highlands Residential Firewise Standards**

(Adopted by the Forest Highlands Board of Directors in May 2001,  
amended May 2005 and July 2016)

1. Step one: **Remove dead fuels from the defensible space of your property.**
  - Remove dead standing trees and logs from the ground less than 16" in diameter.
  - Remove dead shrubby materials.
  - Cut down dried grasses and flowers.
  - Remove needles, leaves and branches from the ground, leaving an organic covering of approximately 1".
  - Clear needles and leaves from roofs and gutters.
  - Store firewood at least 30' (if possible; minimum of 10') up-hill from your home.
  
2. Step two: **Open the tree canopy.**
  - Selectively thin dense stands of pine trees (usually trees 9" in diameter at breast height) unless a 15' tree separation can be maintained. This will create small clusters and groves of more mature trees, reproducing the open, park-like feel of the original ponderosa pine forest.
  - Eliminate plantings at graduated heights that allow fire to climb from the ground through tall shrubs and low tree branches.

- Trim branches of large trees up to a height of 8' to 10' from the ground (e.g. ponderosa pines). For smaller and ornamental trees (e.g. spruces) trim branches up to 3' to 4' as tree height permits, but in all cases keep branches at least 12" from the ground.
3. Step three: **Use Firewise landscaping alternatives around homes and buildings.**
- Remove pine needle groundcover to allow 5' buffer of non-combustible materials. Mulch and wood chips are good alternatives.
  - Keep deciduous ornamental trees green and free of dead branches. Minimize the use of ornamental coniferous shrubs (such as junipers) and trees (such as firs or spruces).
  - Do not allow tall grasses in your landscaping.
4. Step four: **Maintain your “Defensible Space”.**
- Review these steps annually and take appropriate action.
  - Trim branches 10' back from chimneys.
  - Screen any openings, such as attic vents, with 1/8-inch wire mesh.



**FOREST HIGHLANDS DESIGN REVIEW APPLICATION FORM**  
Appendix A

- |   |   |
|---|---|
| <input type="checkbox"/> Home Additions     | <input type="checkbox"/> Exterior Paint           |
| <input type="checkbox"/> Garage New/Remodel | <input type="checkbox"/> Deck Remodel/Replace     |
| <input type="checkbox"/> Window Replacement | <input type="checkbox"/> Driveway New/Replacement |
| <input type="checkbox"/> Exterior Lighting  | <input type="checkbox"/> Dog Run                  |
| <input type="checkbox"/> Roof Replacement   | <input type="checkbox"/> Landscaping              |
| <input type="checkbox"/> Other _____        |   |

Additional information \_\_\_\_\_

Prior to the start of construction and as a condition of design review approval, the following information is required to be on file at Forest Highlands.

Date Submitted \_\_\_\_\_ Lot#/Street Address \_\_\_\_\_

Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Design Professional: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail \_\_\_\_\_

Contractor/Installer: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Construction Start date: \_\_\_\_\_ Completion date no later than: \_\_\_\_\_

As Owner of the residence and Contractor for the construction work we agree to abide by:

1. All conditions of the Residential Development Standards.
2. All conditions of the Forest Highlands CC&R's.
3. All Coconino County Building Department Rules and Regulations.

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Contractor/Installer's Signature Date

Return to: Design Review Committee  
Forest Highlands Golf Club  
2425 William Palmer  
Flagstaff, Arizona 86005

FOR OFFICE USE ONLY:



**FOREST HIGHLANDS DESIGN REVIEW APPLICATION FORM  
FOR NEW HOME CONSTRUCTION**

Appendix B

Prior to preliminary submittal of plans there must be a pre design conference. Please contact Bob Hubbard at designreview@fhgc.com to set up your conference.

Prior to the start of construction and as a condition of design review approval, the following information is required to be on file at Forest Highlands.

Date Submitted \_\_\_\_\_ Lot#/Street Address \_\_\_\_\_

Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ E-mail: \_\_\_\_\_

Design Professional: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address \_\_\_\_\_ E-mail \_\_\_\_\_

Contractor/Installer: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Address \_\_\_\_\_ E-mail \_\_\_\_\_

Livable Area (square feet): \_\_\_\_\_ Other Interior Areas (garage, mech., etc.): \_\_\_\_\_ (sf)

Gross Area of all Improvements including driveway (Disturbed Area) : \_\_\_\_\_ ( sf)

Lot Size: \_\_\_\_\_ acres, \_\_\_\_\_ (sf) Longest Roof Ridge length: \_\_\_\_\_ (ft.)

Maximum Height of Structure (not including chimney elements): \_\_\_\_\_ (ft.)

Applicant comments (if any): \_\_\_\_\_

Owner's Signature

Date

Contractor/Installer's Signature

Date

Return to: Design Review Committee  
Forest Highlands Golf Club  
2425 William Palmer  
Flagstaff, Arizona 86005

FOR OFFICE USE ONLY:



**FOREST HIGHLANDS CONSTRUCTION AGREEMENT FORM**

Appendix C

New Construction

Remodel

Prior to the start of construction and as a condition of design review approval, the following information is required to be on file at Forest Highlands.

Date Submitted \_\_\_\_\_ Lot#/Street Address \_\_\_\_\_

Owner: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Contractor: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Construction Start date: \_\_\_\_\_ Completion date no later than: \_\_\_\_\_

- 1. Provide a schedule indicating the completion dates of major trades and activities during construction which should be within one year after commencing construction thereof, unless otherwise approved.**
- 2. Provide proof of insurance per Section 5.20 naming Forest Highlands as an additional insured. The insurance form must be returned with this form and shall be in place prior to the commencement of construction.**

As Owner of the residence and Contractor for the construction work we agree to abide by:

1. All conditions of the Residential Development Standards.
2. All conditions of the Forest Highlands CC&R's.
3. All Coconino County Building Department Rules and Regulations.
4. Section 2.15 of the Standards requires a construction Deposit be posted and a monthly construction impact fee be assessed during construction. These will be billed to the members account.
5. Submission of all exterior lighting, including landscaping, paint colors or stain and driveway color for approval prior to their installation or application.

\_\_\_\_\_  
Owner's Signature Date

\_\_\_\_\_  
Contractor/Installer's Signature Date

Return to: Design Review Committee  
Forest Highlands Golf Club  
2425 William Palmer  
Flagstaff, Arizona 86005

FOR OFFICE USE ONLY:
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## FOREST HIGHLANDS CONSTRUCTION COMPLETION FORM

### Appendix D

New Construction

Remodel

Prior to the start of construction and as a condition of design review approval, the following information is required to be on file at Forest Highlands.

Lot#/Street Address \_\_\_\_\_ Owner: \_\_\_\_\_

SITE IMPROVEMENTS COMPLETED	Section
_____ Site drainage addressed	3.3
_____ Drainage culvert installed	3.4
_____ Grinder pump installed properly	3.6
_____ Construction debris removed	5.4
_____ Utility trenches returned to natural state	3.6
_____ Utilities screened from view	3.9
_____ Construction disturbance restored	5.16
_____ Construction signage removed	5.17
_____ Landscaping completed	6.1
_____ Gas Meter installed	
_____ Firewise Compliant	6.4

BUILDING IMPROVEMENTS COMPLETED	
_____ Exterior lights shielded and directed downward	3.13
_____ Foundation or stem walls finished and painted	4.4
_____ Under deck screening installed	4.4
_____ Exterior colors and materials were those approved by DRC	4.9
_____ All exposed metals painted to match adjacent surfaces	4.11

CERTIFICATE OF OCCUPANCY FROM COCONINO COUNTY	
_____ Copy of certificate received      Date: _____	2.12

Inspected by: \_\_\_\_\_ Date: \_\_\_\_\_

PROTECTION SYSTEMS	
_____ Alarm system installed. Monitoring of the system by Forest Highlands	3.18

Monitoring Confirmed by: \_\_\_\_\_ Date: \_\_\_\_\_

Firewise Confirmed by: \_\_\_\_\_ Date: \_\_\_\_\_

COMMENTS

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Total amount of the Construction Deposit refunded to your account \_\_\_\_\_

**APPENDIX E – WATERING GUIDELINES**

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**Watering Guidelines for Established\* Trees, Shrubs, and Flowering Plants**

Watering Requirements Table

Little to None	Watering only in times of drought	Little Water Needed
Little to Moderate	Watering only in times of unusual heat. During very hot summers water 1 x per week for trees and shrubs, 2 x per week for Forbes.*	
Moderate	Watering in warm seasons. During warm springs and summer water 1 x per week for trees and shrubs, 2 x per week for Forbes-more if extreme heat or windy conditions	
Moderate to Regular	Watering in dry winters and warm summers. During unusually dry winters water 1 x every 2 weeks, during summer water every 3 to 5 days depending upon conditions.	
Regular	Watering throughout winter and summer. During dry winters water 1 x every 1-2 weeks. During spring and summer water every 3-5 days depending upon conditions.	

Note:

\*Established Trees, Shrubs, and Flowering Plants means that they have been planted the year previously

\*Forbes is low ground cover or small flowering plants

**APPENDIX F – APPROVED PLANT LIST**

**Native or Approved List of Trees**

<b>Native (N)* / Approved (A)*</b>	<b>Trees</b>	<b>Common Name</b>	<b>Water Requirements after Established</b>
N	<i>Pinus flexilis</i>	Limber Pine	No water
N	<i>Quercus gambelii</i>	Gambel Oak	No Water
N	<i>Pinus ponderosa</i>	Ponderosa Pine	No Water
A	<i>Malus radiant</i>	Bristlecone Pine	Little to None
A	<i>Pinus aristate</i>	Pinyon Pine	Little to None
N	<i>Picea pungens</i>	Colorado Spruce	Little to Moderate
N	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	Moderate
N	<i>Populus tremuloides</i>	Aspen	Moderate
A	<i>Crataegus crus-galli</i>	Cockspur Hawthorne	Moderate

Note:

\*Native plants are plants indigenous to a given area in Flagstaff AZ. This includes plants that have developed, occur naturally, or survived and existed for many years in a specific area.

\*Approved plants are plants that have naturalized to the local environment and are approved by FH Master Gardeners, FH DRC and FH Board.

**Approved List of Trees that may be planted in close proximity to Residence.**

Supplemental irrigation is recommended

<b>Approved (A)*</b>	<b>Trees</b>	<b>Common Name</b>	<b>Water Requirements after Established</b>
A	<i>Crataegus phaenopyrum</i>	Washington Hawthorne	Moderate to Regular
A	<i>Malus Bechtel</i>	Bechtel Crab	Moderate to Regular
A	<i>Malus Radiant</i>	Radiant Crab	Moderate to Regular
A	<i>Prunus cerasifera</i> "Thundercloud"	Thundercloud Plum	Moderate to Regular
A	<i>Prunus virginiana</i> "Schubert"	Canadian Red Cherry	Moderate to Regular
A	<i>Pyrus calleryana</i> "Bradford"	Bradford Pear	Moderate to Regular
A	<i>Prunus virginiana</i>	Chokecherry	Moderate to Regular
A	<i>Acer glabrum</i>	Rocky Mountain Clump Maple	Regular

**APPENDIX F – APPROVED PLANT LIST (continued)**

**Native or Approved List of Shrubs**

<b>Native (N)* / Approved (A)*</b>	<b>Shrubs/small trees</b>	<b>Common Name</b>	<b>Water Requirements after Established</b>
N	<i>Artemisia tridentate</i>	Western Sage	No Water
N	<i>Cercocarpus montanus</i>	Mountain Mohogony	No Water
N	<i>Chrysothamnus nauseosus</i>	Golden Rabbitbush	No Water
N	<i>Chrysothamnus n “Glauca”</i>	Blue Rabbitbush	No Water
N	<i>Chrysothamnus nauseosus</i>	Rabbitbrush	Low to None
N	<i>Chamaebatiaria millefolium</i>	Fernbrush	Low to Moderate
N	<i>Robinia neomexicana</i>	New Mexican Locust	Low to Moderate
A	<i>Rhus trilobata “Wasatch”</i>	Oakbush Sumac	Low to Moderate
N	<i>Chamaebatiaria milefolium</i>	Fernbush	Low to Moderate
A	<i>Cotoneaster acutifolia</i>	Peking Cotoneaster	Low to Moderate
A	<i>Cotoneaster apiculata</i>	Cranberry Cotoneaster	Low to Moderate
N	<i>Chamaebatiaria milefolium</i>	Fernbush	Low to Moderate
A	<i>Rhrus trilobata</i>	Three Leaf Sumac	Low to Moderate
A	<i>Shepherdia argentea</i>	Silver Buffalo Berry	Low to Moderate
N	<i>Symphoricarpus oreophilus</i>	Mountain Snowberry	Low to Moderate
N	<i>Chamaebatiaria milefolium</i>	Fernbush	Low to Moderate
A	<i>Cotoneaster acutifolia</i>	Peking Cotoneaster	Low to Moderate
A	<i>Juniperus Sabina “Buffalo”</i>	Buffalo Juniper	Moderate
A	<i>Potentilla fruticosa</i>	Native Potentilla	Moderate
A	<i>Potentilla fruticosa “Abbotswood”</i>	Abbotswood Potentilla	Moderate
A	<i>Potentilla fruticosa “Gold Drop”</i>	Gold Drop Potentilla	Moderate
A	<i>Potentilla fruticosa “Jackman”</i>	Jackman Potentilla	Moderate
N	<i>Cearothus fendler</i>	Wild Lilac	Moderate
A	<i>Sambucus cerulea</i>	Blue Elderberry	Moderate

**APPENDIX F – APPROVED PLANT LIST (continued)**

A	<i>Sambucus pubens</i>	Native Red Berried Elder	Moderate
N	<i>Cowania Mexicana</i>	Cliffrose	Moderate
N	<i>Juniperus communis</i>	Common Juniper	Moderate
A	<i>Berberis atropurpurea</i>	Redleaf Barberry	Moderate to Regular
A	<i>Berberis thunbergil</i>	Greenleaf Japanese Barberry	Moderate to Regular
A	<i>Berberis atropurpurea</i>	Redleaf Barberry	Moderate to Regular
A	<i>Lonicera</i>	Honeysuckle	Moderate to Regular
N	<i>Mahonia repens</i>	Creeping Mahonia	Moderate to Regular
A	<i>Amelanchier acutifolia</i>	(Utah) Serviceberry	Moderate to Regular
A	<i>Hibiscus syriacus</i>	Rose of Sharon	Regular
A	<i>Prunus cisterna</i>	Purple Leaf Plum	Regular
A	<i>Rosa trilobata</i>	Austrian Copper Rose	Regular
A	<i>Salix irrorata</i>	Blue Stem Willow	Regular
A	<i>Salix purpurea</i> “Nana”	Dwarf Arctic Willow	Regular
A	<i>Spiraea “Vanhouttei”</i>	Vanhouttei Spirea	Regular
A	<i>Syringa vulgaris</i>	Common Lilac	Regular

**Approved List of Groundcover and Vines**

<b>Approved (A)*</b>	<b>Groundcover/Vines</b>	<b>Common Name</b>	<b>Water Requirements after Established</b>
A	<i>Mahonia repens</i>	Creeping Mahonia	Low to No Water
A	<i>Sempervivum tectorum</i>	Hen and Chicks	Low to Moderate
A	<i>Cotoneaster horizontalis</i>	Rock Cotoneaster	Low to Moderate
A	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	Moderate
A	<i>Polygonum aubertii</i>	Silver Lace Vine	Moderate
A	<i>Juniperus horizontalis</i>	Horizontal Juniper	Moderate
A	<i>Euonymous fortune coloratus</i>	Purpleleaf Wintercreeper	Moderate to Regular
A	<i>Cerastium tomentosum</i>	Snow-in-summer	Moderate to Regular
A	<i>Clematis ligusticifolia</i>	Virgins Bower	Moderate to Regular
A	<i>Clematis orientalis</i>	Yellow Clematis	Moderate to Regular
A	<i>Galium odoratum</i>	Sweet Woodruff	Moderate to Regular
A	<i>Lonicera japonica</i> “Halliana”	Hall’s Honeysuckle	Regular

**APPENDIX F – APPROVED PLANT LIST (continued)**

**Native or Approved List of Forb (Low ground cover plants)**

Water Requirement- Low to No Water Use after Established

<b>Native (N)*</b>	<b>Ground Cover Plants</b>
N	Wright Lotus
N	Rocky Mountain Bee Plant
N	Common Yarrow
N	Simleaf Goosefoot
N	Bracker Fern Sunflower
N	Common Mullein*
N	Fendler Globmallow
N	Old Man Wiskers
N	Golden Pea
N	Yellow Cinquefoi
N	Indian Paintbrush
N	Skyrocket
N	Scarlet Bugler
N	Rocky Mountain Locoweed*
N	Penstemon
N	Hoary Aster
N	Tall Verbena
N	Nelson Larkspur
N	Hill Lupine
N	Palmer Lupine
N	Wheeler Thistle*
N	Pinedrops

\*Note- commonly considered a weed

**Native List of Perennials\***

Water Requirement- Low to No Water Use after Established

<b>Flowering Perennials</b>	<b>Common Name</b>
<i>Aquilegia sp.</i>	Columbine
<i>Dicentra "luxuriant"</i>	Bleeding Heart
<i>Gaillardia aristata</i>	Blanket Flower
<i>Gaillardia aristate "Goblin"</i>	Dwarf Blanket Flower
<i>Geranium sp.</i>	True Geranium
<i>Linum perenne</i>	Perennial Blue Flax
<i>Lupinus sp.</i>	Lupine
<i>Penstamon sp.</i>	Penstemon, Beard Tongue

\*Note- Perennials return year after year blooming on their own.  
Flower beds must not exceed a total of 35 square feet combined irrigated area.

## **APPENDIX G – PROHIBITED PLANT LIST**

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<b>Prohibited Plants</b>	<b>Common Name</b>	<b>Reason</b>
<i>Elaeagnus angustifolia</i>	Russian Olive	Highly Allergenic
<i>Ulmus parvifolia</i>	Chinese Elm	Carries diseases
<i>Populus nigra</i> “ <i>Italica</i> ”	Lombardy Poplar	Susceptible to multiple disease states, requires significant water
<i>Tamarix sp.</i>	Tamarix	Highly invasive
<i>Ulmus hollandica</i>	Dutch Elm	Carries significant diseases

### **Grasses**

The planting of ornamental grasses is prohibited.

Native Bunch Grasses may be applicable for restoration projects (e.g. Blue Grama)

## **APPENDIX H – NOXIOUS OR INVASIVE WEEDS**

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### **(Educational Purposes ONLY)**

A Noxious or Invasive Weed is a weed that has been designated by an agricultural authority as one that is injurious to agriculture or horticultural crops, natural habitats, ecosystems, or humans or livestock

<b>Common Name</b>	<b>Species</b>	<b>Reason</b>
Black Medic	Annuals	Invasive
Common Ragweed	Annuals	Allergenic, Invasive
Cheeseweed	Annuals	Significantly invasive with root systems over 20 feet
Cheatgrass*	Annuals	Extremely flammable, invasive, taking over prairie grasses
Sweetclover*	Annuals	Invasive, deep root system over 3 feet
Kochia	Annuals	Invasive, flammable
Russian thistle	Annuals	Invasive
Goathead	Annuals	Invasive
Common Mullein	Biennials	Extremely Invasive, spreads quickly via wind, etc.
Yellow Salsify	Biennials	Invasive, flammable
Thistles	Biennials	Invasive, spreads quickly via wind, etc.
Knapweed*	Biennials	Extremely flammable, invasive, taking over prairie grasses
Dalmation Toadflax*	Perennials	Extremely invasive, taking over wildflowers in forests
Field bindweed*	Perennials	Invasive, flammable

Note:

\*Commonly seen in Forest Highlands and outside perimeter

Annual plants germinate, grow, flower, go to seed, and die in one year. Biennial plants germinate and grow a rosette in the 1<sup>st</sup> year. Then, they over-winter, grow a stem, flower, set seed, and die in their second year.

Perennial plants live on year after year if conditions are favorable.

Noxious and Invasive Weeds list is created and approved by the Northern Arizona Weed Council and National Fish and Wildlife Foundation 2016.

## DESCRIPTIONS

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### TREES

*Acer glabrum* Rocky Mountain Clump Maple 8'+  
3-5 lobed leaflets on dark red twigs, reddish fruits, yellow foliage in fall.

*Crataegus crus-galli* Cockspur Hawthorne 25-30'  
Wide-spreading, smooth, dark green glossy leaves, white flowers, dull orange-red fruit, good fall color.

*Crataegus phaenopyrum* Washington Hawthorne 25'  
Light, open limb structure, orange and red foliage in winter.

*Juniperus scopulorum* Rocky Mountain Juniper 25'  
Tall, symmetrical, blue-black berry grows well in dry places.

*Malus "Bechtel"* Bechtel Crab 15-25'  
Soft green foliage, large soft pink, fragrant flowers, full, broad headed tree with interesting leaf shape, fruitless.

*Malus "Radiant"* Radiant Crab 15-18'  
Compact shape, showy deep, pink flowers and small bright red fruit, new foliage purple, red aging green.

*Pinus aristata* Bristlecone Pine 20'  
Dense, bushy, dark green, dark purplish brown cones, hardy, slow growing.

*Pinus edulis* Pinyon Pine 10- 20'  
Horizontal branching, dark green, dense stiff needles, light brown cones, hardy, good in rock gardens, edible pine nuts.

*Pinus flexilis* Limber Pine 20-30'  
Thick trunk, drooping branches, curved dark green needles, buff-orange needles, hardy, hot, dry slopes, slow growing.

*Pinus ponderosa* Ponderosa Pine 50-60'  
Straight trunked, glossy yellow green to dark green needles, red brown cones, hardy, for large gardens only.

*Populus tremuloides* Aspen 20-25'  
Fast growing, smooth trunk, nursery stock straighter than collected, needs moist soil, brilliant yellow fall color.

*Prunus virginiana* Chokecherry 20'  
White flowers appear after leaves have unfolded, good fall color.

*Prunus cerasifera "Thundercloud"* Thundercloud Plum 20'  
Dark coppery leaves, pink or white flowers.

*Prunus virginiana* “Schubert” Schubert’s Chokecherry 20'  
Leaves open green and turn red.

*Pyrus calleryana* “Bradford” Bradford Pear 30-40'  
Medium sized, upright tree becoming broad-headed oval with age, masses of white flowers in spring, green foliage changes to red to deep mahogany in fall.

*Quercus gambelii* Gambel Oak 15-20'  
Slow growing, foliage dark green turning yellow, orange or red in fall, nursery stock tends to be straighter than native.

## **SHRUBS**

*Acer ginnala* Amur Maple 6-8'  
Deciduous, striking fall color, fragrant yellow spring flowers, red fruit single or multi-stemmed.

*Alnus tenuifolia* Thin Leafed Alder 6-8'  
Tree-like shrub with two or more gray-barked trunks, spring catkins, red buds on wood stalks, woody cones.

*Amelanchier alnifolia* Serviceberry 4-6'  
Roundish leaves, clusters of white flowers, edible blueberries, foliage turns brilliant in fall, slow growing.

*Artemisia tridentata* Western Sage 6'  
Silvery leafed with character sage aroma, for sunny, well-drained areas.

*Berberis thunbergii atropurpurea* Redleaf Japanese Barberry 4-6'  
Deciduous, deep green rounded foliage, red berries in fall and winter.

*Cercocarpus montanus* Mountain Mohogony 4-6'  
Deciduous, drought tolerant, attractive branch structure, sun or light shade, leaves 1-2" with white underneath, feathery, dry fruits.

*Chamaebatiaria millefolium* Fernbush 3-5'  
Low, dense shrub, small aromatic fern-like leaves, branched clusters of white crepe flowers all summer.

*Cornus stolonifera* Red Twig Dogwood 6-8'  
Glossy light blue fruit and red stems, very showy in winter, creamy white flowers through summer, tolerant of shade, loves moist areas.

*Cornus stolonifera* “Kelsey Dwarf” Kelsey Dwarf 18"  
Similar characteristics to cornus stoloifera seldom over 18" tall.

*Hibiscus syriacus* Rose of Sharon 6-8'+  
Upright when young, open with age, late summer flowers; blue to white, sun or partial shade, prune in early spring.

*Juniperus sabina* “Buffalo” Buffalo Juniper 8-12"  
Soft, feathery bright green foliage, very wide spreading.

*Lonicera tartarica* “Zabelli” Zabel Honeysuckle 6+  
Dark green or bluish green leaves, deep rose flowers in May and June followed by red berries, excellent hedge plant, fast growing.

*Potentilla fruticosa* Native Potentilla 2-3'  
Native with spreading stems, loose clusters of small yellow flowers throughout the summer.

*Potentilla fruticosa* “Abbotswood” Abbotswood Potentilla

*Potentilla fruticosa* “Jackmani” Jackman Potentilla  
Large bright yellow flowers, blooms profusely.

*Prunus cistena* Purple Leaf Plumb 6-10'  
Multi-branched, purple leafed, pink flowers in spring, dark purple fruit in July.

*Rhus trilobata* “Wasatch” Oakbush Sumac 3-5'  
Clumping a bit makes natural low hedge, brilliant yellow to red fall color, heat and drought tolerant.

*Ribes alpina* Alpine Currant 4-5'  
Rounded, lobed-leaves, good hedge plant, will grow in partial shade.

*Ribes aureum* Golden Currant 3-6'  
High spreading, light green leaves, clusters of small, bright yellow tubelike fragrant flowers in spring, summer berries, leaves turn rose or red in fall.

*Rosa foetida* Austrian Copper Rose 4-5'  
Brilliant coppery red flowers, likes well-drained soil, full sun.

*Rosa woodsii* Woods Rose 4-5'  
Very fragrant flowers in clusters, round fruits.

*Rubus deliciosus* Thimbleberry 6-8'  
Graceful arching thornless branches, attractive foliage, large white rose-like flowers in May and June, hardy.

*Sambucus cerulea* Blue Elderberry 4-10'  
Small creamy white flowers, blue to nearly black, edible berries, fast growing in wet conditions with good drainage, prune to keep dense. Attracts birds.

*Sambucus pubens* Native Red Elderberry 2-4'  
Low shrub, white flower clusters, striking red berries, moist conditions. Attracts birds.

*Shepherdia argentea* Silver Buffalo Berry 5-6'  
Thorny with silver foliage, red or orange edible berries, hardy. Attracts birds. Needs both male and female plants to fruit.

*Spirea "Vanhouttei"* Vanhoutte Spirea 6'  
Snowy white flowers in mid summer, blue green leaves.

*Symphoricarpus albus* Common Snowberry 2-6'  
White berries in winter, clusters of bell shaped pink blossoms.

*Syringa vulgaris* Common Lilac 6-8'  
Oval, pointed leaves, pinkish or bluish fragrant flowers in May, prefer sun.

### **GROUNDCOVERS AND VINES**

*Antennaria rosea* Pussy Toes 2-4"  
Low ground cover for sunny locations, silver-gray, mat-like habit, white flower stalks in summer, 2-4".

*Ceratium tomentosum* Snow-In-Summer 6-8"  
Low, spreading, mat-forming, silver gray leaves, snow white flowers in early summer. Good in rock gardens, as fillers, full sun.

*Clematis ligusticifolia* Virgin's Bower  
Small, showy white flowers, attractive heart-shaped leaves, vines need support such as trellis.

*Clematis orientalis* Yellow Clematis  
Same as Virgin's Bower, but yellow flowers

*Cotoneaster horizontalis* Rock Cotoneaster 2-3"  
Low, spreading small round glossy green leaves, shiny red berries. Likes to spread.

*Euonymus fortunei "Coloratus"* Purple Leaf Wintercreeper 12"  
Spreading broadleaf evergreen turns dark purple in fall and winter.

*Galium odoratum* Sweet Woodruff 6-8"  
Low spreading perennial, clusters of white flowers late spring and summer.

*Lonicera japonica "Halliana"* Hall's Honeysuckle  
White flowers, climbs to 15 feet, vigorous.

*Juniperus horizontalis "Bar Harbor"* Bar Harbor Juniper 1'  
Blue gray foliage turns to plum color in winter.

*Mohonia repens* Creeping Mahonia 3'  
Spreading evergreen to 3' high, bluish green leaves, yellow flowers in spring, some shade, and good erosion control.

*Parthenocissus quinquefolia* Virginia Creeper  
Deciduous, vigorous vine clings or groundcover, good erosion control, sun, brilliant fall color.

*Polygonum aubertii* Silverlace Vine  
Rapid growing, deciduous vine, heart shaped leaves, creamy masses of flowers from late spring, sun.

*Potentilla verna nana* Clump Cinquefoil 6"  
Low spreading, mat-like, yellow flowers. Best in sunny areas.

*Sempervivum tectorum* Hen and Chicks 2-3"  
Green rosettes gradually expand where space permits.

## **PERENNIALS**

*Aquilegia sp.* Columbine 30"  
Colors range from red to yellow to native Rocky Mountain blue, plant in fall for spring color.

*Dicentra luxuriant* Bleeding Heart 24-30"  
Late spring, early summer, heart shaped flowers, hardy though fragile appearing, best in some shade.

*Gaillardia aristata* Blanket Flower 30"  
Showy red and orange flowers beginning in June, prefers dry, sunny areas.

*Gaillardia aristata* "Goblin" Dwarf Blanket Flower 10"  
Full sized yellow zoned brown-red flowers.

*Geranium sp.* True Geranium 12-15"  
Hardy, varied, adaptable, divide in fall or spring, very showy, dependable blossoms most of the summer.

*Linum perenne* Perennial Blue Flax 2'  
Vigorous blue flowered flax, branching clusters of light blue flowers all summer. Prefers sun.

*Lupinus sp.* Lupine 1 ½ - 4'  
Hardy, dense flower clusters bloom in summer, range from blue to purple to red, needs water and good drainage, sun or partial shade.

*Penstemon sp.* Penstemon 2 ½"  
Bushy formation, narrow shiny green leaves, tubular flowers grow on slender spikes ranging from soft pinks to lilac and deep purple. Best in full sun, good drainage, attracts hummingbirds.