

*Production Home Design Guidelines*

rev. 12-01-18

**LAUGHLIN RANCH**  
A MASTER PLANNED GOLF COMMUNITY

Laughlin Ranch is a distinctive community defined by artfulness and beauty. The site, which has extraordinary views and beautiful landscape, is the perfect setting for the harmonious convergence of these ideals.

The guidelines reflect various architecture styles that will create a timeless community with historical relevance and appropriateness. It takes our Valued Homeowners to create such a community. Herein lies the vision of these guidelines.

The creators of Laughlin Ranch would like to extend our appreciation to the Valued Homeowners for their interest in helping carry out this vision. We look forward to working with you to bring your dream home to fruition and becoming an instrumental part of this community.

Sincerely,

*The Laughlin Ranch Design Team*

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## Section One:

# *Introduction and Design Philosophy*

**Community.** It's a word that invokes feelings of being at home, neighbors, friends and a return to humanity. It's a feeling of being safe walking down the street, saying hello to local a storeowner by name and meeting friends at the park. Laughlin Ranch is envisioned to create this sense of community through quality planning, design excellence and the natural surroundings. To the east, one can see beautiful sunrises creeping over the mountains. To the west, the twinkling lights of casinos make the nighttime sky just as spectacular. Deep canyons, rolling dunes and large, natural washes are found throughout the site and lend themselves to the creation of distinct neighborhoods and the allowance of a wide network of paths and trails. These neighborhoods are intended to incorporate a diversity of architectural styles, which will produce a timeless feel, and a *definite* sense of place; a feeling of being at home in your community. Laughlin Ranch is your new hometown, with activities for everyone. With over Sixty miles of paths and trails planned every resident can get anywhere they need to in the community including access to the Colorado River. Walk or ride your bike to the coffee shop on the corner. Stop in to the deli for a quick snack. Take a dip at one of the community pools after an enjoyable round of golf on a Championship Golf Course. It's all here for you and it's all within reach.

The Southwest is rich in history. From the Native Americans that first inhabited these parts, to the mining towns that looked to find valuable ore, even the emergence of Don Laughlin's vision that can be seen today along the Colorado River. Today, Laughlin Ranch begins its quest to be a part of that history. Along with the fabulous timeline of this area, comes great architecture. The physical appearance of the indigenous ranch architecture of the Southwest was not so much a quest for style but a response to the climate, functional lifestyles, and utilization of available building materials and craftsman. People still look at these gems with awe and wonder as they have stood the test of time and the elements. Laughlin Ranch is no different. It is the intention of Laughlin Ranch to remember and respect why this architecture is so beautiful. Although a diversity of architectural styles are allowable, integrity and respect for the land and the highest quality construction is expected from every owner, architect and builder. From the Hacienda style to the Territorial style and even desert respective contemporary homes, a woven fabric of diversity will be created to help foster a sense of community that you, your neighbor and the whole community can take pride in. Because the terrain of Laughlin Ranch is varied, diversity in architecture is almost given. Some styles may work well on flat sites to create stunning estates. While other styles may lend themselves to beautiful hillside villas. Wherever you may choose to live in Laughlin Ranch, you will be surrounded by gorgeous homes like yours that fit together like puzzle pieces, creating an incredible picture when completed.

**Design Guidelines** are intended to establish and maintain common goals for the entire Laughlin Ranch community, while taking into account your personal preferences and needs. All too often design guidelines become too strict and do not allow for personal expressions. In the end, sameness is created and the special feeling of place is lost. Although the Laughlin Ranch Design Review Board (LRDRB) will be strict with regards to quality and integrity, it will also be flexible with regards to creativity. These guidelines and the LRDRB decisions are not intended to be a "what not to do", but rather an execution of principles that will create an artful community. Ultimately, the LRDRB has the discretion to accept, reject and provide input on every home design brought in for review and ultimately approval.

Laughlin Ranch strives for the highest quality design in its community. So it is only appropriate that in its vision as an artful community it calls for the highest quality builders. Through collaboration and design development, builders will be proud to have their homes as a part of this wonderful community. With innovative thinking and a wonderful partnership with the Laughlin Ranch brand, home builders can be a part of the higher level of planning, design and community building. Parks, paths and trails, village commons and golf courses are all amenities that will compliment this high standard of design quality and place making. Laughlin Ranch expects nothing less than quality and design excellence. Multiple elevations, floorplans and architectural characteristics lend themselves to an interesting streetscape and enjoyable, artful community for all of the residents to enjoy. Come join us in the manifestation of this vision for artfulness, variety and quality. The possibilities are endless.





*View looking toward Laughlin Ranch*

## Section Two:

# Green Building

### Why Green Building?

The act of building has a *significant* effect on our regional and global environments. In the process of building, resources are consumed, natural habitats are altered and the ecological systems that support life are affected. This has been the case for thousands of years, but as the world's population and patterns of consumption have increased, the impacts have become more critical. There are growing initiatives to reduce the environmental impact of building. New materials are being introduced that use resources more *efficiently* and wisely. *Energy efficiency* and indoor air quality are playing a greater role in the construction of healthy and comfortable buildings, and efforts are under way to reduce water consumption and the inordinate amount of waste generated during construction. By designing for energy, water, and resource *efficiency*, buildings improve in performance with enhanced comfort and lower operating costs. With Green Building, we can satisfy all of our building improvement needs, conserve limited resources, and protect our natural environment for the long-term health of our planet and future generations.

### Requirements For Green Building

All improvements in Laughlin Ranch will be developed using Green Building principles. To enforce this objective, all buildings will require *certification* for compliance. Laughlin Ranch has formed the Laughlin Ranch Sustainable Development Council (LRSDC), which has established the criteria for *certification*. The application for *certification* is required with the Design Review Submittal. LRDRB will provide required checklist and/or evaluation criteria at the pre-design conference or earlier if requested.

### Protect And Enhance The Site

The Mohave desert is one of the most unique deserts in the world embodying a diverse ecosystem of *flora and fauna*.

- Protect ecologically sensitive land and indigenous plants.
- Minimize size of development footprint
- Integrate building with site topography and optimize indoor/outdoor transitions for outdoor living (i.e. courtyards, porches, canopies, etc.)
- Avoid chemical herbicides, pesticides, and other ground treatments with toxic or hazardous constituents.



### Enhance Energy Efficiency

Decisions made during the design and construction of a building will affect environmental performance for decades to come. An integrated design approach can result in energy savings through the proper utilization of windows, lighting, mechanical systems and active/passive solar systems.

- Incorporate passive solar design strategies. Orient and zone building and interior spaces for seasonal benefits (reduce energy load and maximize comfort).
- Use a well insulated building envelope with internal thermal mass.
- Install high-performance low-e windows.
- Locate windows for natural light and cross ventilation; use external shading devices for unwanted heat gain.
- Seal and insulate ducts; locate within air conditioned spaces where possible. • Select energy efficient heating/cooling equipment (min. SEER 12), lighting (fluorescents & halogens), and appliances.
- Consider active solar systems (i.e.- water heating and photovoltaic/solar electric).

### Use Environmentally-responsible Materials

Most of the environmental impacts associated with building materials have occurred prior to their installation. Raw materials are extracted from the ground or harvested from forests; pollutants are emitted during manufacturing; and energy is consumed throughout production. Some materials, such as those containing ozone-depleting HCFCs and VOCs, continue emitting pollutants during use and /or have significant environmental impacts associated with their disposal. Resource-efficient materials are designed to have minimum impact on the health of our environment and ourselves.

- Select materials that are durable and appropriate for our desert climate (won't degrade in sun/dryness).
- Select products and materials of local manufactures to limit embodied energy and support local economies.
- Select materials with recyclable and recycled content (reclamation and reuse of existing materials).
- Select materials with low embodied energy (energy used in resource extraction, manufacturing & shipping).

- Avoid materials that unduly deplete limited natural resources, such as lumber from old-growth forests.
- Avoid materials made from toxic or hazardous constituents (benzene, arsenic, formaldehyde, etc.).
- Avoid materials that generate pollution during manufacturing or use.

### Create A Safe Indoor Air Environment

Research indicates that air pollutant levels in our homes and offices can be four to five times higher than the air outside. Since people spend 80 to 90 percent of their time indoors, the quality of indoor air has become a major concern. Health effects from exposure to indoor air pollutants range from short-term health effects (sneezing, itchy eyes, headaches, dizziness), to more serious long-term effects such as respiratory disorders. A healthy indoor environment can be achieved through proper ventilation and selection of non-toxic materials.

- Avoid materials and finishes with high VOC (volatile organic compound) such as particle boards, some carpets, adhesives, and paints (use materials with less than 250 grams/liter VOC).
- Provide for ventilation in all occupied areas of the building.
- Maximize control of the indoor environment with features like operable windows, task lighting and zoned temperature controls.

### Provide For Efficient Water Use

In the desert, the environment imposes a natural mandate on how we should build in order to manage water. The depletion of groundwater is an especially critical issue of concern in Arizona. The State Department of Water Resources has implemented water management strategies to address this regional problem. One way to conserve water is to incorporate water management strategies into building and site design.

- Use low-flow plumbing fixtures (i.e. dual flush toilets) and water efficient appliances (i.e. horizontal axis washing machines).
- Incorporate an efficient hot water delivery system (i.e. tankless, recirculating, centrally located of water heater).
- Provide or convert to desert responsible landscaping

(xeriscape).

- Consider graywater usage, which takes the waste water from such locations as bathroom sinks, showers, bathtubs and laundry rooms, and uses it for landscape irrigation.
- Collect and/or direct rainwater for irrigation.

### Reduce Generation Of Solid Waste

Construction debris constitutes a major portion of the material destined for landfills. Reduction of construction debris is one of the most frequently overlooked areas for resource conservation. According to the Center for Resourceful Building Technology, the building of a typical single-family home produces an average of four to six tons of waste per building site. Wood, drywall, metal, rubble and cardboard comprise the majority of recyclable construction and demolition wastes.

- Sort construction and demolition waste for recycling (job site bins for wood, metals, wallboard, etc.).
- Purchase building material in required dimensions to minimize waste.
- Reuse as many discarded materials as possible in the building process.
- Donate reusable materials to local non-profit building supply companies or other community groups where they can be used to build or improve housing stock.

## Section Three

### *Branding*

#### Branding

As Laughlin Ranch develops, it will continue to evolve as a unique community with its own identity. The identity will be represented by appropriate use of regional materials, vegetation and building forms.

This emerging character is established in four specific design elements. Landscape guidelines, stone or Laughlin Ranch community wall block, iron detailing and brick pavement installations.

As more projects are developed, the installation of these brand elements will be less of an ornamental enhancement and more of a complimentary design element, natural to the completion of the design.

Brand elements are not intended to dictate design, however the characteristics of the brand elements will maintain architecture complimentary to the Laughlin Ranch story.

As neighborhoods, parks, shops, businesses, streets and paths are experienced, there will be a subtle and pleasant familiarity from one to the next, leaving a favorable impression of contributing to a special place.

#### 1. Improvements between street and closest wall of home

- a. Landscaping:
  - Street tree
  - Decomposed granite
  - Plants and shrubs and additional trees
- b. Driveway Paving:
  - Brick pavers
- c. Vertical Improvements:
  - Stone
  - Iron

#### 2. Variation

No two homes in a given neighborhood may install the same combination of vertical improvements. Exceptions may be accepted by the LRDRB, however never within five homes on either side of the house or street.

## COURTS

- ENTRY / ARRIVAL COURT W/ STONE ELEMENTS, IRON PAVING, LANDSCAPING, ETC

## LIGHTING

- DECORATIVE LIGHTING

## IRON

- IRON WORK ARCHITECTURAL ELEMENTS

## ROOFS

- SIMPLIFIED GABLE DETAILS

## STONE

- STONE VENEER USED AT STREET

## LANDSCAPE

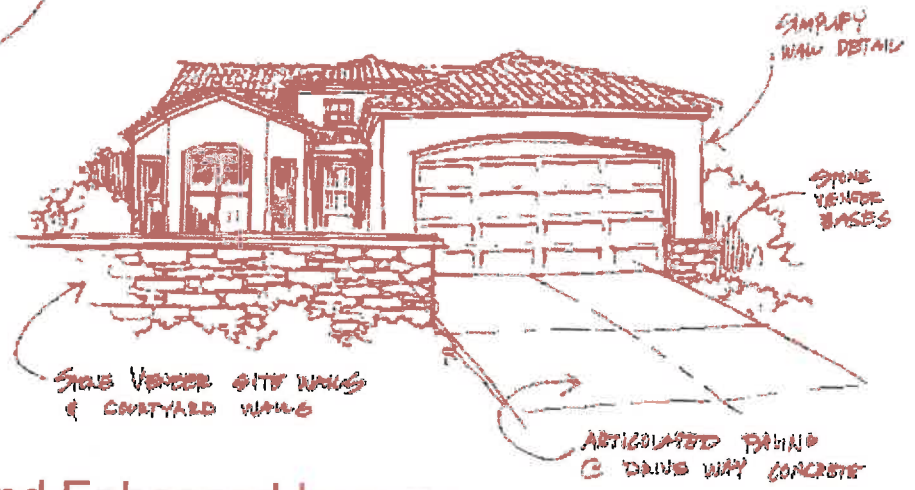
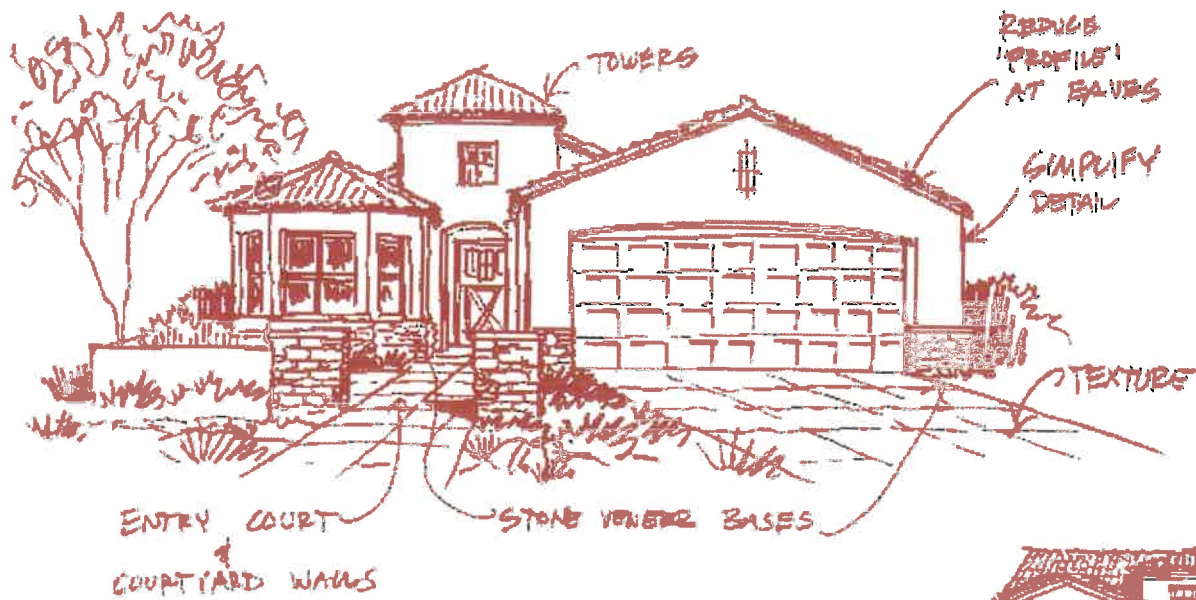
- STREET ORIENTED LANDSCAPE PALETTE

## DRIVEWAYS

- TEXTURED CONG. DRIVEWAYS



Overlap of "Brand Enhanced" images



## Additional Brand Enhanced Images

**A. Landscaping:**

Desert sensitive and native landscaping is a primary influence in neighborhood character. An entire section of the Design Guidelines has been dedicated to landscaping.

In addition to establishing an “approved plant list” to guide this design element, the Laughlin Ranch brand is re-enforced base on the following prescribed characteristics:

- Decomposed granite groundcover is to be one of four regional varieties.
- Theme street trees, accent trees and theme shrubs have been established to provide shade and direct attention away from streets and structures. Four different varieties of street trees, accent trees and theme shrubs have been established.

Refer to “Landscape Design” section of the guidelines for applicable information.(See Figure 1)

**B. Driveway:**

- Sand set brick pavers
- Color to be a “blend” (more than one consistent color)
- Pattern to be any available design consisting of individual “bricks” not greater than 12” x 12”
- Acceptable products include: (See Figure 8)
  - o Pavestone
  - o Belgard
  - o Others as approved by LRDRB

**C. Vertical Improvements:**

- Stone and/or Slump Block similar to Laughlin Ranch Community Wall material:
  1. Locate between street and closest wall of home; applied to surface of closest wall of home is acceptable
  2. Acceptable stone types and patterns are as determined by LRDRB (see mock-ups in sample yard)
  3. All vertical surfaces containing stone are to be finished entirely on all surfaces except as approved by LRDRB.
  4. Minimum total stone surface area to be 40 square feet = 2 Bollards: (4 sides 2’ wide x 30” high) x 2 bollards = 40 square feet (See Figure 2)
  5. Provide “cap” block, either precast concrete or a single piece of stone. Material to be a minimum of 3” thick.

Figure 1

**Parcel Thematic Plant Material & Ground Cover**

**Theme Tree** – Each residential lot shall be required to install one (1) 24” Box Theme Street Tree as part of the front yard landscape installation. Lots with street frontage of 120-ft or more.

Two (2) 24” Box Theme Street Trees shall also be planted at 40’ or on all lots with side yards adjacent to public streets. Trees shall be installed with the front yard landscape, irrigated by the adjacent lot and maintained by the homeowner.

**Theme Shrub** – Each parcel has a designated theme shrub to be planted along side yards adjacent to the front yard landscape and maintained by the homeowner.

Each homeowner is also encouraged to incorporate the designated theme shrub into their front yard landscape.

**Theme Street Trees, Accent Trees and Shrubs by Parcel**

	<u>Theme Street Tree</u>	<u>Accent Tree</u>	<u>Theme Shrub</u>
<b>Copper Canyon:</b>	Prosopis Velutina	Lysiloma Thornberi	Muhlenbergia Capillaris
<b>North Folk:</b>	( <i>Native Mesquite</i> )	( <i>Feather Tree</i> )	( <i>Regal Mist Deer Grass</i> )
<b>Silverado Pass:</b>	Acacia Farnesiana	Acacia Saligna	Cassia Oligophyllia
<b>The Canyons:</b>	( <i>Sweet Acacia</i> )	( <i>Blue Leaf Wattle</i> )	( <i>Outback Cassia</i> )
<b>Black Mountain Estates:</b>	Cercidium Praceox	Olneya Tesota	Ruellia Peninsularis
<b>Amber Ridge:</b>	( <i>Palo Verde</i> )	( <i>Ironwood</i> ),	( <i>Desert Rstellia</i> )

**Decomposed Granite**

Decomposed granite to be consistent variety and size for each parcel, or neighborhood. Acceptable types include: 1” (if available), or 3/4” minimum (“Mohave Gold”, “Mineral Park Gold”, “Desert Gold”, “Aztec Bronze”), and spread 2” deep over prepared sub-grade.

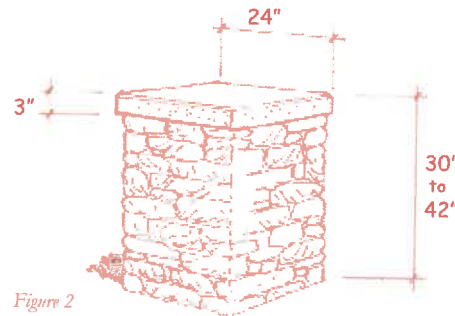
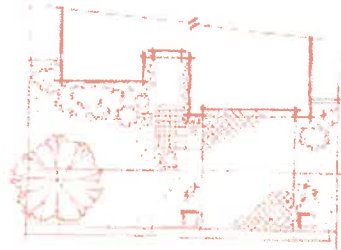


Figure 2

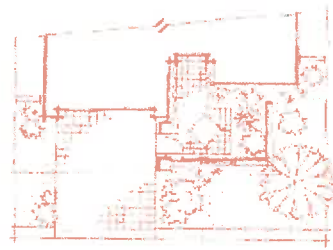


1. Stone bollards at each side of driveway;

2. Iron grille work on home (vent overes,

3.

4.rickaverrivewayWalk



1. Stone wall & Bollards around front "courtyard"; maximum wall height

2.ron

3.

4.rickaverrivewayWalk

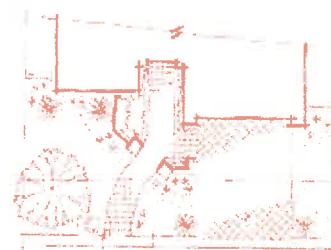


1. Stone Bollards at each side of entry

2.ronds

3.

4.rickaverrivewayWalk

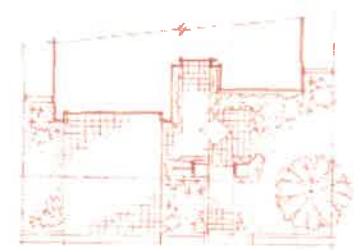


1.StoneBollardsandmaximum30" highoundonttyard

2.rononw

3.

4.rickaverrivewayWalk



1. Stonewainscott (30" minimum) or full height stone accent wall at garage

2. Iron grille work on house (vent overes,

3.

4.rickaverrivewayWalk



## Design Guidelines – Branding

rev. 03-29-05



Concrete Pave Stones  
**Plaza Stone Series**



CONCRETE

Concrete Pave Stones  
**Adirondack**

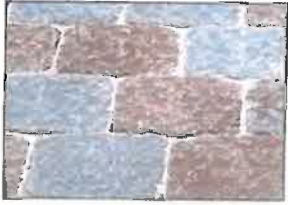
Concrete Pave Stones  
**Adirondack**

Concrete Pave Stones  
**Plaza Stone Series**

**PAVE  
PAVE  
STONE**



IMPROVING  
YOUR  
LANDSCAPE™



**PAVE  
PAVE  
STONE**

IMPROVING  
YOUR  
LANDSCAPE™



  
© 2000 Pave Stone, Inc.  
A 100% Concrete Paver System  
Improving Your Landscape™  
Member of APWA, ASLA  
Member of APWA, ASLA, NCA  
World Wide Pavers

## Section Four:

### *Site Design*

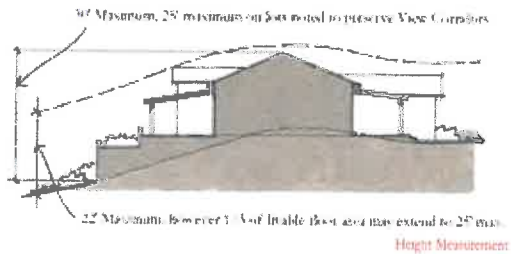
With its beautiful mountains as a backdrop, and its extraordinary views to the Colorado River and the casinos that provide beautiful nighttime sights, Laughlin Ranch is a site that is unique to this area. But that's not all. At the ground level, Variations in elevations of the terrain, large natural washes and deep canyons that provide almost Mystical experiences create the opportunities for homes and neighborhoods to be unique to every site. With all of these natural *benefits*, the architecture should make sure to consider topography, Solar Angles, wind direction, vegetation and views. When a designer takes all of this into consideration, a Homeowner can have comfortable exterior living spaces, lower heating and cooling costs and above all a beautiful home that will stand the test of time. Along with the natural wonders, there are several elements that are incorporated into the entire community that need to be considered. Laughlin Ranch has several parks, natural areas for open space and over Sixty miles of paths and trails. The same considerations and details must be given to these amenities, especially those homes that are adjacent to them. Because the experience of walking down a path should be equally enjoyable as sitting on a patio watching the sunset.



## Philosophy

Front yard setbacks are designed to increase the natural desert feeling along the street. On each lot, there will be front yard setbacks that, along an entire street, vary to create the feeling that Laughlin Ranch is designed as a part of the natural landscape rather than ignoring it. This setback still allows the Homeowner to have a landscape to their satisfaction, but ties the neighborhood together. From the street, frontyard setback is imposed to maintain proper distances for parking and landscape. Complete setback information is available from the City. These setbacks shall be used as a base minimum. Additional setback requirements may be implemented by the LRDRB.

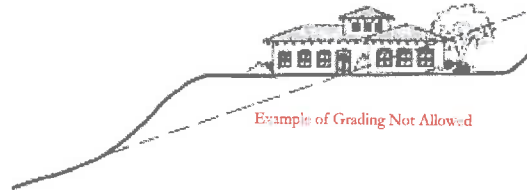
Privacy, view preservation, natural drainage and ease of access shall be considered in planning the site.



Building height restrictions are imposed on some lots to allow for better views and to create variety within the community. The maximum height for a lot shall be Thirty feet above natural grade. Certain Lots may have height restrictions to preserve view corridors. These lots shall be limited to Twenty-Five Feet above natural grade.



Example of Allowed Grading



Example of Grading Not Allowed

Drainage ways that occur on “native” land within a lot should be returned to a natural looking condition to preserve an undisturbed look and feel to the community. Also, the lot owner shall not introduce any new flow to the adjacent properties.

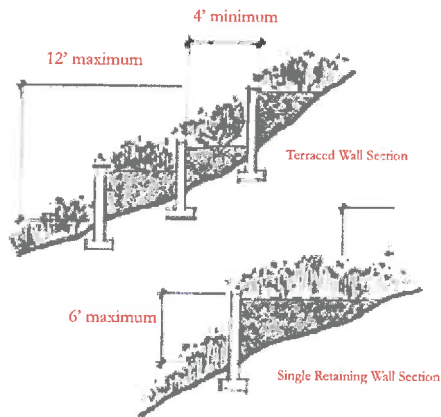
All drainage ways should maintain historical flow where possible. In the event of a disturbance, the flow must exit the site from its historical location.

The use of river rock will not be allowed for drainage ways off the site or for non-functional, aesthetic drainages.

Per the subdivision and grading plans approved by the City of Bullhead City, drainage on all pre-graded lots shall flow to the street.

Site walls/Fences are vital to the overall look and feel of a community. They help set the tone and character for every home that is built in the project. At Laughlin Ranch, site walls and view fences have been designed and built to minimize any visual impact upon the community. The use of view fences are also utilized to break up long sections of walls as well as provide lot owners with views out to special areas of the property.

- ñ All site walls and fences must be approved by the LRDRB and use approved materials and colors.
- ñ Maintain consistent top of wall elevations for multiple retaining walls.
- ñ Walls shall not step down, but rather be designed to blend in with the natural topography of the site.
- ñ All walls must occur within the envelope and wherever possible be designed as extensions of the residence.
- ñ All retaining walls and view fences must be designed



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similar to the architectural style of the residence with similar color and materials.

- ñ Retaining walls shall not exceed Six Feet. However, walls that are higher (up to Eight Feet) may be approved by the LRDRB if the disturbance is less than terracing of the walls. Terraced retaining walls cannot exceed Twelve Feet above natural grade.
- ñ Where multiple retaining walls occur, each terrace must be separated by a horizontal planting area equal to or greater than the height of retaining wall and not less than four feet, unless otherwise approved.
- ñ Fences and walls, excluding any required retaining wall, shall not exceed six feet (6') in height, except that in street setback areas (being both front and side in the case of corner lots) fences and walls shall not exceed thirty six inches (36") in height. Within each neighborhood, fences and walls visible from the street or neighboring properties must be similar in design, block size and color to the Laughlin Ranch community walling system. Wire or chain link, topped with barbed wire are prohibited. No owner shall permit removal, alteration or painting of any declarant installed fences or walls without prior approval of the Board.
- ñ Fences other than property division walls may be of wood, metal, aluminum, wrought iron, or steel.
- ñ Finishes must continue down to finished grade.
- ñ Retaining walls should be minimized in the front yard to create seamless landscaping design from lot to lot.

- ñ Retaining or accent walls that are visible from the street should be designed to match the character, color and texture of the Laughlin Ranch Community Wall (Page 68).
- ñ Screen walls should be consistent in design with the Laughlin Ranch community wall. (Page 68) Screen walls are those walls that are placed along the property line to divide two or more lots.
- ñ Finished dimension of all site walls shall not be less than 8" and shall have finished tops.
- ñ Dully Fence Walls are not allowed.

**Noise Abatement.** All exterior mechanical including HVAC and pool equipment should be concealed not only from view, but in a manner to screen sound generated by equipment.

#### Signage

- ñ Address identification consistent with the architecture of the home is required.
- ñ No signage detached from the house is permitted, except as otherwise permitted in the applicable CC&R's. With exception of "For Sale" signs of which one sign will be

permitted per home for a limited time. Signs shall be removed within 10 days of the completed sale of the home.

- ñ All signage is to be approved by the LRDRB.

**Mechanical Equipment** is a necessary part of every home, especially when pools and spas are incorporated. It is the intention of Laughlin Ranch to minimize the visual and audible impact these necessities have on the community. Therefore, great care should be given as to placement and screening from all properties.

- ñ If a wall is used to screen the mechanical equipment, the wall should extend 12" above the height of the tallest equipment. This wall should also be of similar style, materials and color as the residence and when possible should be made to appear as an extension of the residence.
- ñ Wherever possible, in addition to walls, the use of trees, as approved by the LRDRB, should be used to screen the mechanical equipment.
- ñ No roof top mechanical equipment will be allowed.
- ñ Electrical meters, satellite dishes, television and radio antennas should be screened from the street, golf course, open space and adjacent properties. Contact the local utility companies for access requirements.
- ñ Any rooftop projections such as vents, gutters, etc. shall be designed to compliment the architecture of the home.

**Trash Receptacles**, like mechanical is a necessary part of living. Therefore, if Trash Receptacles are used, like mechanical equipment, trash and recycling receptacles should be hidden from the street view, except on days of trash pick-up.

**Pools, spas and water features** can enhance the value of any home, aesthetic or otherwise, especially in a warm climate such as what we have here in the southwest. These elements should be designed to match the architectural style of the residence and

have a level of appropriateness to the site and residence.

- ñ Water features should be included into the overall design of the home rather than isolated.
- ñ Materials, colors and design should compliment and reflect the architectural style.
- ñ Water features should be designed as artistic features.

**Play Equipment** and sports courts will be approved on a case by case basis but it must meet particular requirements.

- ñ Basketball goals are prohibited in both front and backyard applications.
- ñ Like any hardscape surface, sport courts should be designed to minimize glare and should be colored to blend into the desert whenever possible.
- ñ Swing sets and play structures subject to approval:

**Solar** A north/south orientation for each home is encouraged - with limited or shaded west facing windows as an integral part of the design.

**Address identification** should be visible from the street and should be designed in such a way that it appears to be of the same community themes. See below for font style and material. Painted numbers on curbs will not be permitted.



Approved Address Numbers  
Available at "Restoration Hardware"  
Item # "Misson Style" standard 5-inch lettering

**Mail Delivery** is distributed to central mailboxes and not to the individual home. No individual mailboxes or newspaper receptacles are permitted.

**Lighting** can create the feeling of different environments within the same site. Preservation of the nighttime dark sky is a high priority, therefore minimal lighting is recommended. Uplighting is highly discouraged. Lighting is limited to particular types and wattages. The intent to make each home site a subtle environment from the street, the neighbors and the community, rather than focal points.

Lighting should not line drive ways, sidewalks and paths to help prevent a "run way" type feel and look to the

landscape and site.

No on-site pole lights shall be permitted, unless approved by the LRDRB

Floodlights are allowed, but only if they are shielded from the view of neighbors and are installed with a motion detector.

No "malibu" lights shall be permitted.

**No colored or fluorescent lights shall be used.**

All lighting must be compatible for a residential environment and shall not in any manner constitute a nuisance, distraction and/or cause visual pollution.

This paragraph shall not preclude normal backyard or patio lighting. No Outside high intensity discharge type lighting is permitted, including mercury vapor lights. All lighting must comply with applicable zoning ordinance requirements within Bullhead City.

Landscape and path lighting shall be minimal and used primarily for safety reasons.

All lighting should be architecturally integrated into structures. All security lighting shall be motion activated and any flood lights shall be kept at a minimum located directly beneath overhangs.

**The number of exterior lighting fixtures shall be limited.**

No colored bulbs are allowed except seasonal events.

All lighting shall be installed or shielded so as to be aimed not to intrude on surrounding property or cause night sky pollution.

Exterior lights shall be mounted a maximum of 10 feet high on building surfaces.

In residential areas where there are no streetlights each garage opening may have two lights mounted on the face of the walls of a side entry garage (excluding those required by code). Avoid illuminating the garage door surface. These lights may be operated by a motion sensor and wired to the meter of the residence on which they are mounted. The light fixtures shall be a style approved by the LRDRB. Brass, carriage, etc... fixtures shall not be permitted. The source of light shall be concealed from view as to not disturb neighbors and streetscape. Photo cells and sensors providing sun-down to sun-up lighting are highly discouraged.

Low voltage lighting is encouraged and all light fixtures are not to be shielded to prevent night sky pollution.

### Driveways

Entry driveway shall be a minimum of 12 feet wide.

There shall be a drive way connecting the garage with the street. It shall run from the garage to back of curb line or back of sidewalk.

A Minimum of two conduits shall be buried under entire driveway width, extending 12 inches from the driveway on both sides and positioned approximately 10 feet back from the curb. The conduit shall be schedule 40 PVC, at least 1.25 inches in diameter.

### Swimming Pools

Swimming pools will be screened and conform to governing Regulatory Agency requirements.

No above-ground pools shall be erected, constructed or installed on any lot.

All pools and/or spas must be fenced in accordance with State, County and City Ordinances.

Diving boards, or other vertical accessories must be screened from adjacent property and golf course views. No draining of pools onto adjacent property, washes, golf course, or open space. All pool equipment is to be concealed from view from streets, golf course and/or adjoining properties. Pool equipment screening should also mitigate noise.

### Golf Course Impact

Special consideration shall be given to lots that adjoin the golf course. No structure or landscaping shall be permitted which would in any way physically or visually obstruct play. Where the rear of the lot is contiguous to the golf course, a landscape plan shall be required as a submittal to the LRDRB for review and approval. No visual or audio features which would in the opinion of the golf course operators create distraction is permitted. Residential use contiguous to the golf course necessitates some potential hazards and nuisances. Residential design should consider these hazards (such as frequent errant golf balls) and nuisances (such as golf course maintenance equipment or tournament activity). No enhanced protection such as nets, high walls, or landscaping of excessive heights is permitted. Features which in the opinion of the LRDRB may appear unsightly or unattractive when viewed from the golf course may be prohibited. Specifically, storage sheds, and storage areas which might otherwise be permitted, but unacceptable when viewed from the golf course, may not be permitted. Access to the golf course is controlled. Direct access from residential lots is prohibited.

Garages should be designed in such a way as to minimize the visual impact from the street. The garage can be arranged in such a variety of manners to alter street scenes and improve the look and feel of the neighborhood. This can be done by creating auto courts, facing garage doors away from the street, detached garages, and using a porte coché to set the face farther away from the street and create an elegant arrival.

Wherever possible, auto courts are encouraged.

The use of single car garage doors (min. Nine Feet wide) are encouraged even when multiple garage spaces are designed. This will help break up the massing for the residence and create variations in the elevation.

When applicable to the architectural style, large overhangs and columns should be used to provide shades and shadows to soften the elevation, essentially minimizing the visual impact of the garage doors.

A maximum of a Two-car garage width will require a Two Foot change in the elevation.

The garage cannot be the dominant architectural mass visible from the street.

Garage doors should be setback 18" from the adjacent wall surfaces.

Side entry, variety of offset in entry elevation or garage entries that are not parallel to the street orientation is encouraged.

Garages shall be designed and used as automobile storage and not be converted into living space without the prior approval of the LRDRB and then only as a feature of the original construction of the house.

The structure, as a minimum, shall have an enclosed 2-car garage containing not less than four hundred square feet with minimum dimensions being twenty feet (20') wide by twenty feet (20') long.

Minimum width of garage door shall be sixteen feet (16') for a 2 car garage door and nine feet (9') for a single door when a third garage is built unless otherwise approved by the LRDRB.

Maximum height any garage door shall be 8', however lots of adequate size (except Copper Canyon and Silverado Pass) may include garages intended for RV's. These garages may have garage doors 14' 0" in height provided:

- Face of RV garage door is recessed (set back) a minimum of 8' from adjacent building wall facing the street.
- Roof over RV shall be no higher than the adjacent residence roof and both shall be connected and flow together as a integrated unit.
- The side wall of the RV garage facing the neighboring lot shall have a minimum of three (3) windows 2' wide and 4' long installed horizontally with bottom of window 10' approximately above ground level.
- The overall design of the RV garage shall appear as an integral part of the overall design of the house. It shall not have a "add on" appearance.

No carports are permitted unless design can represent that design of home is directly enhanced as a result.

### Patios and Gazebos

For the purpose of these standards, eaves, steps, open porches, and covered patios shall not be considered as a part of the building.

Covered patios shall be architecturally integrated with the design of the house, with covers supported by substantial wood or masonry columns **finish** to match the house.

**Roofing material should be the same as the house.**

Gazebos shall be located at least **fifteen** feet (15') from yard walls.

### Awnings and Canopies

Awnings are encouraged and should have a minimum 5-year guarantee. They should be a complementary color to the exterior.

Discoloration or disrepair will necessitate prompt replacement or removal.

All colors and patterns shall be approved by the LRDRB.

### Ornamentation

Driftwood, wagons, skulls, sculpture, ceramic **figures**, etc... are prohibited from front yards.

### Building Elements

All mechanical equipment antennas, satellite dishes, cable equipment shall be screened from view.

Columns shall not be less than 12" square or round.

Column bases should be integral to exterior character and used to prevent wood columns from coming into contact with the earth.

Archways and piers must be a minimum of 12" thick.

Bay windows are to be habitable space and continued down to ground.

All exposed sheet metal, i.e. **fashing**, vent hoods to be copper or painted to match adjacent surfaces or approved material.

Arrestors are to be hidden.

**Outbuildings:** Tuff shed, rubbermaid sheds, cabinets etc.

Any outbuildings built on any lot must be specifically approved by Committe. Approval will be based on aesthetics and the buildings compatitbility with the existing standard of architecture through out the subdivision.

### Antennae and Satellite Receivers.

Satellite dishes, television or radio acrials or antennas shall be installed with sensitivity to screening from the road, adjacent homesites, golf course, and public areas. Front of house or ground mounted in front yard is prohibited.

When a screen wall is provided, the screen wall is subject to Architectural Review approval and must be an integral component of the house design. In some cases, the enclosure may not be approved due to the location on the homesite and its visual effect on the overall street screen or as viewed from adjacent homesites, common areas, or the golf course. Umbrella covers over satellite dishes are prohibited.

### Flags and Flagpoles

Flagpoles are permitted, however the size and location must be reviewed and approved by the LRDRB.

### Regulations

Not more than one single family structure may be erected on any single family lot. All buildings and structures erected - shall be of new construction, and no building or structure shall be moved or removed from other locations onto said premises. Mobile homes, trailers, manufactured housing and prefabricated housing are expressly prohibited except in areas so designated by the Developers.



*View looking toward Secret Pass Wash*

## Section Five:

# Architectural Design

**Laughlin Ranch** is envisioned to be an artful community with open spaces, natural features, village commons and several other amenities. To carry out this beautiful image, architecture plays a key role. Therefore, no one particular character is predetermined for the entire community. The creators of Laughlin Ranch realize that creativity and variety make up those places we enjoy being a part of. Every design will be reviewed to ensure that the smallest house has the same amount of effort, art and detail as the largest house. It is the details that make homes beautiful. There are five residential architectural “styles” that are acceptable in Laughlin Ranch, including: Spanish Colonial, Hacienda Ranch, Pueblo and Southwest Contemporary. Although these “styles” vary and can have different interpretations, community-wide architectural design standards will assist in establishing an identity that will blend together to form the artful community that is envisioned.

The homes at Laughlin Ranch are intended to relate in architectural character. By utilizing the design elements described in this document, the architecture should achieve the desired character.

Special consideration should be used in developing low profile horizontally oriented facades by utilizing simple forms and construction. A minimum of two materials and a maximum of three materials to compose a facade is required. Trim and glazing materials may be considered in addition to the required material quantity.

Deep porches and overhangs with exposed structure will enhance the visual quality of the structure and will more readily achieve the intended architectural character of Laughlin Ranch.



## Cultural Relevance

- ñ Consider very strongly the cultural and historical relevance of the regional area in general and in whole.
- ñ Overall appearance of the architectural expression shall draw not only from the local climate and terrain but from historically correct styles responsive and expressive throughout the rich history of the Southwest.
- ñ Non-traditional, exotic, or “east coast” influenced architectural character is inappropriate and highly discouraged. Examples would include Tudor, Swiss Chalet, Gothic, French, Chinese, Moroccan, African, or Arabic.
- ñ The resulting architectural expression should be profound in it's approach and unique in it's signature. It's design integrity and expression of quality is highly influential on the overall fabric of the development and integrity of the whole.

## Visual Impact

- ñ The visual impact shall be minimal, choosing to be inconspicuous rather than dominating.
- ñ The impact of the proposed design will be considered from vantage points near and far, and common ground points at, below and above the structure.
- ñ The color, massing, shape, and texture of the structures are complimentary and sympathetic to the adjacent streetscape and natural surroundings.
- ñ Exterior colors of all buildings (including stucco, trim, roof, doors, walls, and any landscape materials) must be approved by the LRDRB.
- ñ The overall three dimensional composition of the structures should be an exercise in design restraint stressing subtle effective massing changes vertically and horizontally and avoiding meaningless changes of color, materials, rhythm, and/or form.
- ñ The overall dimensional composition should convey logic, order, and visual integrity.
- ñ Varied front setbacks and side yards are encouraged. Avoid uniform front & side yards.
- ñ The same or similar building elevations located next to each other or presented in a monotonous or repetitive fashion are prohibited.
- ñ Blocks of houses each of the same color are prohibited. Variety in coloring the houses, trim, roofs and other exterior expressions is encouraged.

## Quality/Permanence

- ñ Exterior material finished surface must be capable of withstanding the extreme temperature changes prevalent in the area.
- ñ Exterior materials must maintain their original appearance or age in such a fashion that adds to the character and does not create a failure of structural or thermal integrity.
- ñ Exterior materials should convey honest expression of innate integrity associated with it's use and should not attempt to defy the laws of gravity or common sense.
- ñ Application of exterior materials should express honesty and permanence while avoiding the look of being applied rather than integrated.
- ñ Reflective materials are not allowed.
- ñ Durability and visual integrity are to be considered as prime factors in selecting final products.
- ñ Overall massing and aesthetics should convey integrity and quality of design.
- ñ Designs shall be considered from all sides not just front or rear elevations, and all elevations should maintain a visual cohesiveness.
- ñ Use of proportion to emphasize horizontality is encouraged.
- ñ Multiple material elevations are required.
- ñ When stucco systems are utilized, finish textures shall be smoother “Sand” varieties. No heavy textures such as “Spanish Lace” are permitted.

## Roof

- ñ Roof Materials may include:
  - Painted Metal
  - Corrugated Metal
  - Copper (Non-Reflective)
  - Clay Tile
  - Wood Shakes
  - Concrete Tile
  - Slate
- ñ Roof slopes are to be no less than 2:12
- ñ Use of broad overhangs is encouraged.
- ñ Flat roofs are permitted with minimum ¼” per foot minimum slope and all flashing, appurtenances, vents,

and skylights adequately screened behind parapets of sufficient heights to do so.

- ñ Projecting eaves are to be not less than 6” in thickness.
- ñ Gutters may be of galvanized steel, copper or painted aluminum.
- ñ Scuppers are allowed as long as they are integral to the architectural style of the house.
- ñ Skylights are discouraged on sloped roofs, however the LRDRB may consider them with submission of fully detailed drawings showing location in plans and elevations.

## Windows/Doors

- ñ Windows, Doors, and Garage Doors may be made of:
  - Wood/Painted or Stained
  - Steel (except front door)
  - Copper
  - Glass Block
- ñ Windows and Doors should be insulated. Monolithic glass less than 3/8” thick is prohibited as well as any reflective surfaces.
- ñ Divided lites are encouraged.
- ñ Arched windows should be of all the same type.
- ñ Exterior shutters the same size as adjacent opening are allowed.
- ñ Iron grills are allowed.
- ñ Awnings are allowed as long as designed integrally and compatible in style. Retractable styles must have wind sensors.
- ñ Security gates will be permitted only with the approval of the LRDRB.
- ñ Shade screens shall be colored to match home.

## Colors:

Approved colors are illustrated in section 14. Alternative colors complimentary to the approved colors may be used if approved by LRDRB. All colors are to have a light reflectance value (LRV) of 41 or less.

## Section Six:

# Spanish Colonial

Spanish Colonial Architecture in its contemporary form is one of asymmetrical composition, informal entrances, balconies and colonnades. It is a simple, yet elegant, design with *refined* details in the fascias, windows and walls. Limited openings and details lend themselves to elegant, understated focal points and views. Often times, the use of exterior staircases and tower elements compliment the visual interest to the building. With one primary building mass and several “wings”, courtyards and terraces are formed to blend with natural grade and create outdoor living spaces. These are essential for viewing the spectacular sunrises and sunsets with friends or for those private, almost spiritual moments. Typically the main building mass is an L, U or H shaped mass with an entry terrace with an arched entry element. The use of a circular or square entry tower can be used as a vertical element to create an interesting visual approach. Often times, the use of second-story balconies is used to break up the large primary mass. Shed and gable roofs forms are the *defining rooflines* used for this design.

## ñ Major architectural elements

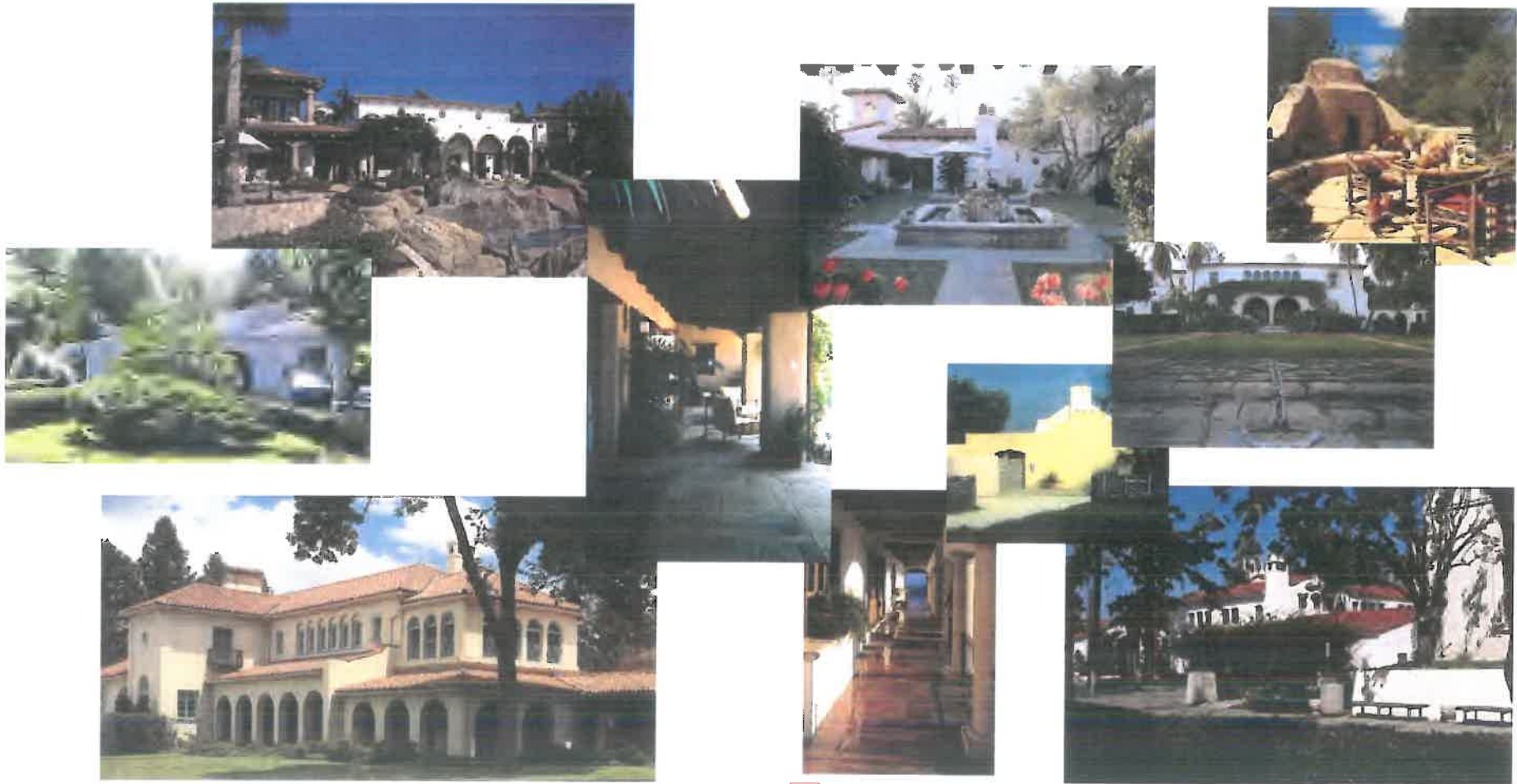
- Roof forms are typically shed or gable with limited conical roofs. Tile should be used as the roof material.
- Structural supports are typically arched arcades with pre-cast concrete or canterra columns with the use of corbels, beams and rafter tails. Stucco pilasters with decorative trim with arches are also used.
- Exterior materials are usually limited to one primary material with subsequent materials used only as accents around window headers and sills. Stucco eave details and exterior walls are characteristics of this designs, however, painted or whitewashed brick may be used with color, size and texture approval.

## ñ Accent and Detail elements

- If arched windows and doors occur, they should have a full round arch shape with divided lites. They can be square, rectilinear, round or oval in shape. French doors should have divided lites as well. Windows should be non-reflective and non-mirrored.
- Trim details should include exposed wood rafters and stucco cove details. Chimneys should be simple in design and unornamented. Gable end vents should be decorative.
- Railings, gates, grilles and fences should be wrought iron or metal.
- Site walls should match the exterior material of the home and should have a simple, understated cap.



# Spanish Colonial & Mission Architecture



## Section Seven:

### *Hacienda*

Hacienda architecture is primarily designed around a central courtyard as a focal point. Because of the climatic conditions in Arizona, this type of architecture has been used for many years to help compromise the desire for outdoor living with extreme temperatures. The central courtyard typically has a traditional water feature and canopy trees to enhance the beauty of being in this outdoor space. Typically this architectural design has two predominant exterior materials, stone and exterior plaster, to maintain its rustic connection to the past. The roof can be clay-tiled or *flat*, with timber elements and exposed rafter tails. Parapet walls are capped with artful masonry and stone details. Vertical accent elements are typically stone to give the appearance of a horizontal architectural *profile*. This architecture is more casual and informal than the Spanish Colonial architecture. Hacienda buildings are L, U or H shaped and forms around a central courtyard. Covered terraces are typically used to transition from one-story to two-story building masses. Separate building masses should be linked with covered walkways for a horizontal appearance.

## ñ Major architectural elements

- Roof forms can range from shed and gable to flat. No conical roofs are present. Typically, these homes have some flat roof masses for accent or are entirely designed with flat roofs.
- Structural supports are typically square wood posts (minimum 8"x8") with corbels, beams and rater tails. Square masonry or stucco pilasters are used and columns can be round pre-cast or stone.
- Exterior materials are usually stucco with stone accents that are used to provide distinct contrast to the stucco material. The use of natural earth tone brick may be used upon color, size and texture approval.

## ñ Accent and Detail elements

- Windows and doors should be rectilinear or square in shape. They can be arched, but only in selected configurations. The use of planked shutters should be limited. French doors should have divided lites as well and should be used in applications other than the primary entrance door. Windows should be non-reflective and non-mirrored
- Trim details should include exposed wood rafters. Chimneys should be simple in design and unornamented. Gable end vents should be decorative.
- Railings, gates, grilles and fences should be wrought iron or metal.
- Site walls should be stone or an approved size, color and textured brick with a simple, understated cap.





# Hacienda Archite



## Section Eight:

# Ranch

Ranch architecture is most commonly associated with the southwest because of its strong *influences* to the historical ranch heritage. With its horizontal design, large overhangs, front porches and natural materials, the character of Ranch homes is found throughout the state and reminiscent of the past. Typically these homes are rectilinear, I, or H shaped in design to provide a street presence. Much like the Hacienda architecture, Ranch designed homes are informal and allow for a casual, inviting atmosphere. Courtyards, porches, shaded patios and raised terraces are typically oriented toward to the street to also aid in the inviting character of these homes. Many times, these spaces are used for entertaining guests.

## ñ Major architectural elements

- Roof forms are primarily gable roofs. However, limited use of shed or hip roofs may be used over patios and porches. Typically the roof material is clay tile.
- Structural supports are typically square wood posts (minimum 8"x8") with corbels, beams and rater tails. Square masonry or stucco pilasters are used and columns can be round pre-cast or stone.
- Exterior materials are usually stucco with stone accents that are used to provide distinct contrast to the stucco material. The use of natural earth tone brick may be used upon color, size and texture approval.

## ñ Accent and Detail elements

- Windows and doors should be rectilinear or square in shape. They can be arched, but only in selected configurations. The use of planked shutters should be limited. Tiled roof awnings may be used over windows. French doors should have divided lites as well and should be used in applications other than the primary entrance door. Windows should be non-reflective and non-mirrored
- Trim details should include exposed wood rafters. Chimneys should be simple in design and unornamented. Gable end vents should be decorative.
- Railings, gates, grilles and fences should be wrought iron or metal.
- Site walls should be stone or an approved size, color and textured brick with a simple, understated cap.



# Ranch Architecture



## Section Nine: Pueblo

Pueblo architecture has roots that go back to the Native Americans that settled in the Southwest. Utilizing what was available, Adobe was the most common building material for these homes. The Adobe was a good material for the hot days and the cool nights of the desert. Today, Pueblo architecture is still present throughout Arizona, although adobe is not always used. Pueblo homes are typically long, low rectilinear plans with flat roofs.

## ñ Major architectural elements

- Roof forms are primarily flat roofs. However, limited use of shed or hip roofs may be used over patios and porches. Typically the sloped roof material is clay tile.
- Structural supports are typically wood posts with corbels and beams. Square or round pilasters are used and columns can be wood, stucco or stone.
- Exterior materials are usually stucco with stone accents that are used to provide distinct contrast to the stucco material. The use of natural earth tone brick may be used upon color, size and texture approval.

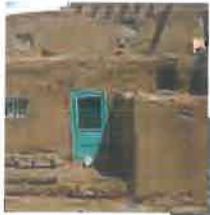
## ñ Accent and Detail elements

- Windows and doors should be rectilinear or square in shape. They can be arched, but only in selected configurations. The use of planked shutters should be limited. Tiled roof awnings may be used over windows. French doors should have divided lites as well and should be used in applications other than the primary entrance door. Windows should be non-reflective and non-mirrored
- Trim details should include exposed wood rafters. Chimneys should be simple in design and unornamented. Gable end vents should be decorative.
- Railings, gates, grilles and fences should be wrought iron or metal.
- Site walls should be stone or an approved size, color and textured with a simple, understated cap.





# Pueblo Architecture



## Section Ten:

# Southwest Contemporary

Southwest Contemporary architecture is open to interpretation, but is mainly characterized by materials and finishes. It is sensitive to the existing landscape, landforms and climate. Much like the ranch style, Southwest Contemporary utilizes large overhangs to mitigate climate and encourage outdoor living. Many times, this style of architecture tries to create a feeling of bringing the outdoors inside. Various materials are used, including: gabion walls, concrete, rammed earth, masonry, rusted metal and zinc. However, all of the materials used are kept their “raw” or unfinished form to age naturally and further blend into the desert surroundings as time progresses. Shiny materials and bright colors are usually avoided except to create an accent that clearly contrasts the muted colors of the desert. The homes are generally angular and linear to mimic the sharp angles of the desert mountains, rocks and other forms. They are also typically one story to maintain a low profile and appear to be a part of the desert.

## ñ Major Architectural Elements

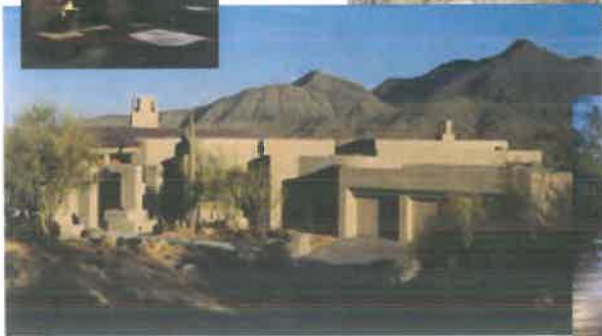
- Roof forms can vary in shapes. Arched, shed and flat. Typically these roofs are metal and unfinished to create a dark color that will blend into the desert as they are exposed to weather.
- Structural supports are typically square or round with simple design. Corbels and ornament are eliminated from design to create a finished look.
- Exterior materials can be a wide variety of materials. The key is to have an unfinished, natural, low reflective material to help the design blend into the desert.

## ñ Accent and Detail elements

- Windows and doors can be a variety of shapes and sizes. They can have a deep recess to give the appearance of thick walls and respond to the hot climate. Typically, windows do not have divided lites to give the appearance of a modern building and a finished look.
- Trim details should be simple and non-ornamental. Chimneys should also be simple in design and unornamented.
- Railings, gates, grilles and fences should be a rusted metal to further blend into the desert.
- Site walls should be stone or another simple material with no ornamentation or cap.



# Southwest Contemporary



## Section Eleven:

# *Landscape Design*

Landscape Design is equally important to the character of a home as the architecture itself. The vision of Laughlin Ranch is to integrate with the desert rather than make a statement on the desert. Landscape will play a key role in creating a seamless transition from private residences to the undisturbed areas. Front yards should be designed to be inviting and provide beautiful streetscapes. Context will play an important role as well to help create transitions between lots to avoid contrasting styles and add to the overall character of Laughlin Ranch. Laughlin Ranch encourages that designs include low water usage vegetation. Approved plant lists are provided and give the homeowner and designer a variety of options to create beautiful landscapes.

Laughlin Ranch has been master planned to offer residents a distinctive living environment within unique neighborhoods designed to maximize the hillside view setting, open space, and golf.

These Landscape Design Standards are intended to enhance the Mohave Desert setting, provide welcome shade throughout the community, and establish continuity between neighbors while allowing homeowners the flexibility to individualize each front yard.

### Minimum Plant Requirements

In order to maintain a consistent residential landscape theme, an approved plant list and granite colors have been developed from which homeowners shall select their front yard landscape palette. The specific design intent designates a similar granite colors carried over an entire street scene, to establish subtle continuity but not stark contrasts from lot to lot. Plants within the list have been selected for their attractiveness, hardiness, regional character and relatively low water use. Each residential lot shall provide one (1) 24" box gallon theme street tree along each street (2 at side yard) frontage (Exhibit A). In addition, side yard landscaping on corner lots to include a minimum of the following:

- 2 - 24" box street tree.
- (min.) 1 gallon shrubs at 6' on center.

Planting shall be arranged in simplistic random masses that provide medium height foundation planting, accentuate entries, maintain proper sight visibility for street traffic, and respect neighbors' views. Whenever possible, tree and foundation shrub varieties shall be designed to blend with adjacent homes or adjoining open space along common property lines.

Builders are required to offer front yard landscape packages to all prospective buyers. Landscape packages shall include a minimum planting design and densities (See Exhibits B & C). Upgraded landscape packages must also be made available. Residential landscape packages and model home plans shall be submitted

to the LRDRB for review and approval. Refer to submittal requirements (Section 12) and the enclosed landscape submittal worksheet that must be completed with each plan submittal.

Individual residents may also custom design front yard landscape in lieu of builder provided packages. Individual submittals must be reviewed and approved by the LROA prior to installation. Individual landscape designs will require a \$150.00 review fee. Any comments from the review must be addressed prior to approval and re-submittal if requested. Minimum landscape standards will benefit each homeowner and the entire community with a consistent character.

Homeowners and/or Landscape Contractors are required to maintain certain precautions along homes. Irrigation trenches and emitters are to be located to maintain 20" minimum clearance from foundations. Grades along foundations shall slope away from structures, to allow unobstructed drainage and eliminate potential conflicts. Rear yard landscape design is per the discretion of each homeowner as long as it does not visibly or functionally impact adjacent property owners. Vegetation species in rear yards is also flexible with the exception of prohibited plants.

## Front Yard Design

The design and installation of front yard landscape is the responsibility of the homeowner within 60 days of receipt of certificate of occupancy provided by City/County. The landscape installation will be inspected within 10 days of completion, with written confirmation of conformance by the Laughlin Ranch Owners' Association. The following are clarifications and minimum guidelines for front yard landscape design.

**Grading:** Landscape installation shall not obstruct drainage flows through the lot to the street as established by the Civil Engineer. Sharp edges and corners of all slopes shall be graded softly to reflect the character of the natural setting and establish smooth transitions to any adjacent residence or open space. Landform should be simple with broad, gradual transitions without bumps, isolated mounds, or engineered rip-rap banks. Low walls, integral to architecture, and stone walls or terraces may be approved if they exhibit a purposeful design relationship to landscape and architecture.

**Berming or gentle mounding of front yard landscape is recommended but not required.** Height of berm shall not exceed 16" above established engineered grade. Shape of berms shall be smooth and random with variable side

Front yard landscape sets the precedent of the community and shall maintain a standard throughout. Landscape area is determined by measuring all area that is not being utilized for driveway, building, and/or hardscape elements. The following are minimum densities for landscape area. Plants must be selected only from the Approved Plant List provided within these guidelines:

- 1–24" Box Theme Street Tree  
(Two additional street trees at side yard adjacent to streets)

1–15 Gallon Accent Tree per 500 sq. ft. of landscape area.

1 Gallon shrub per 50 sq. ft. landscape area  
(12 shrubs minimum; at least 50% at 5-gallon min.)

One street tree will always be required on each lot. These are pre-selected to lend unique identity to individual streets.

Landscape maintenance is required by Homeowner to ensure healthy, neat, and weed-free landscape for the benefit of the larger community, but over-grooming, including shearing and "poodle" pruning, is prohibited. Decomposed granite shall be used to top dress all front yard landscape areas, with at least one application of pre-emergent herbicide. It is the Homeowner's responsibility to keep landscape areas weed free at all times. The specified granite is 1" (if available), or 3/4" "Mohave Gold", "Mineral Park Gold", "Desert Gold", "Aztec Bronze", and spread 2" deep over prepared sub-grade. Decomposed granite shall be graded uniformly along all walls, walks, and curbs.

Each "neighborhood" to select one variety of decomposed granite (size and color) to maintain natural and continuous appearance from home to home. - The use of headers as an individual element to divide or define property edge is prohibited.

Homeowner, or designated contractor, assumes liability for any disturbance along foundations, waterproofing to the house or any perimeter walls.

Construction shall be completely contained within each lot unless otherwise approved by home builder, and the Laughlin Ranch Owners Association.

Landscape must review site with home builder representative prior to beginning work to note actual site conditions or discrepancies.

Tree and shrub varieties on garage side of house are encouraged to match adjacent neighbor if pre-existing. Shrub and ground cover varieties shall be clustered in random solid masses. Refer to sample landscape layout plan within this guideline. (See Exhibit C) Select plants for alternating seasons of display and color. (8 varieties maximum per front yard design)

Homeowner to select low growing ground cover along driveway and street frontages to maintain site visibility. Boulders may be incorporated into the landscape design, however shall be clustered and limited to surface select granite type. Boulders shall be clustered with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3' in height (above street curb) and shall have a natural oval character that is compatible with specified decomposed granite. Colored and lava rock are prohibited. The use of river rock for non-functional decorative swales is prohibited.

The use of polyethylene film below granite is prohibited. Homeowner may use low voltage lighting to highlight entry walks, or accentuate trees. Colored bulbs and lenses are prohibited. Light source must be adjusted to minimize glare onto adjacent properties or streets. Lights are prohibited to line edge of driveways or streets.

Ornamentation such as driftwood, skulls, wagon wheels, sculptures, ceramic figures, etc... is not permitted in front yards.

Special design features such as low walls, trellis, water features, upgraded driveway and front yard walks, or other structures are encouraged, but must be approved in advance by the Laughlin Ranch Owners Association. Front yard accent walls cannot exceed 30" (without specific approval) and must be finished to match house finishes.



The use of seasonal annual color or potted plants is encouraged along entry walks or patios. Address identification shall be located adjacent to the drive entrance.

## Rear Yard Design

Homeowners are solely responsible for rear yard landscape. Landscape on those lots with view fencing must be installed within 120 days of occupancy. Residents will be provided complete rear yard enclosure walls and gates from the home builder. Rear yard landscape is defined as all areas within the wall enclosure. Irrigation water supply and electrical service is to be fed from the house services, per local code. Homeowners are responsible to maintain grading and drainage away from the house as provided by the builder.

Perimeter fencing shall not be disturbed by construction or installation of rear yard improvements. Turf areas are not allowed within 24" of homes or perimeter walls.

Residential lots with view fence adjacent to common areas shall verify visual compatibility from adjacent open space. Pool equipment must be located away from view fence and concealed from view.

Any permanent structures 60" and above, shall be submitted to the Laughlin Ranch Owners Association prior to construction. Laughlin Ranch Owners Association will review and provide written comments back to the Homeowner within thirty (30) days. The review will evaluate any conflicts with specific lot conditions or impact on adjacent residences and views.

The following are general items that should be incorporated into all rear yard design:

Rear yards are required to have a minimum of one (1) 15-gallon tree per 1000 sq. ft. Homeowners are encouraged to upgrade size and or quantity based on actual lot size, orientation and design intent.

Shrubs or ground cover to be planted at a minimum density of one (1) plant per 150 sq. ft. of landscape area.

Homeowners are responsible to maintain drainage flow to the street along enclosed rear yards established by the Civil Engineer.

Homeowners are not allowed to backwash pools or water features through walls into open space.

Mounding or raised planters in rear yards may not exceed 16" above grade without prior approval of the Laughlin Ranch Owners Association. Mounds or raised grades shall be 2' away from side or rear yard fencing. Homeowners are responsible to confirm on-site drainage to the street in rear yard design.

Homeowner assumes liability for any disturbance along perimeter walls. No improvements shall touch these structures.

Planting within the rear 16' view corridor shall not exceed 30' in height.

## Irrigation Design

With an average rainfall of less than four inches, plant material requires a supplemental irrigation system to sustain plant life yet preserve our precious water supply. Homeowners are required to install an automatic irrigation system compatible with front yard designs. Time clocks should be cycled for efficient deep watering. Turf areas (if used) shall have spray irrigation with 100% head to head coverage, designed to minimize overspray onto any pavement or granite area.

All landscape areas shall be watered by an underground drip system to provide slow, deep watering. The following are specific irrigation requirements:

Irrigation equipment shall be located in an inconspicuous location out of view from public streets.

Controllers shall be located on side yards and conduit shall be painted to match house.

Turf valves shall have flow controls and be concealed in planting (outside of grass areas).

Drip tubing shall be buried on uphill side of plant.

Verify sleeves under drive way and walks, recommend 3" – Sch 40 PVC, buried 12" – 18" deep.

Turf spray heads shall have adjustable arc and radius to minimize over spray.

Backflow prevention assembly must be installed per City of Bullhead local codes. (Anti-siphon valves are not allowed)

Organize irrigation valves so plants with similar watering requirements are watered together.

All front yard valve boxes shall be tan in color.



## Construction Standards

Owner shall maintain construction site in a clean, debris-free condition and shall ensure safe passage on sidewalks and street. Materials stockpiling should occur on the Owner's property. If unavoidable, materials stockpiling on street or walks must be for a reasonably brief period with proper *traffic* warning, and paving surfaces must be covered with plywood to protect paving from scuffing or gouging. Owner is responsible for cleaning and/or repairing any damage to sidewalk and street paving.

## Maintenance Standards

Owner shall maintain landscape in neat, weed-free condition. Plants are to be selected and located to allow natural growth habit with a minimum of trimming. In front yards, regular shearing is discouraged. Poodling, pollarding, or topping of trees is prohibited. Trees must be pruned to lift canopies and maintain relatively open structure to enhance neighborhood views.

## Landscape Lighting

### Design Objectives

To preserve the nighttime dark sky minimizing the amount of exterior lighting.

To utilize low intensity, indirect light sources to the extent required for safety and subtle drama.

### General Planting Guidelines

Exterior building lighting, either attached to or as part of the building, should be the minimum needed to provide for general illumination and security of entries, patios, and outdoor spaces.

Exterior site lighting must be directed onto vegetation or prominent site features such as boulders or planting and not upon the building.

Lighting of plant materials shall be achieved by utilizing lamps recessed into the ground or hidden by plant materials.

Walkways designed for pedestrian circulation may be lit by low

level pathway lights that incorporate a hidden light source.

To preserve the dark sky, uplighting is allowed only into hard features and tree canopies.

Only low voltage lighting *fixtures* with a maximum lamp of 40 watts may be used for all exterior lighting applications.

All exterior lighting is subject to City/County guidelines & applicable CC&R's.

Subtle lighting of the driveway entry or address numbers is allowed.

### Submittal Requirements:

Preliminary submittal, is encouraged to streamline the Owner's effort and approvals. Preliminary submittal should include:

A concise design concept statement

A basic site diagram showing grading and drainage

### Final Submittal shall require:

A concise design concept statement

Landscape plan at 1/8" = 1' scale, showing:

- o Title information with Owner's name and phone number, preparer's name, if any, and phone number, lot number and address, scale, north arrow, and date.
- o House exterior wall with door/window openings, site walls, fences, property and easement lines, sidewalk and curb at street.
- o Names and sizes of plants and all other materials and paving, including colors. Plant symbols shall be shown at projected maturity of three to five years growth for shrubs and trees respectively.

- o Grading concept, including drainage provisions and erosion control treatment, with contours and section(s) as needed to clearly communicate the intent of site grading. For pre-graded lots, the drainage flow must be to the street.

- o Notes on irrigation and lighting regarding type of system and compliance to standards.

- o Approximate schedule and date of completion

If *final* submittal is missing key information or does not reasonably satisfy the standards above, the submittal will be considered void and re-submittal will be required. If re-submittal is substantially substandard, the committee may also require that the Owner retain professional services in preparing a re-submittal. Owner shall allow 10 days for the approval process. Approval will be provided in writing.

## Section Twelve:

# *Approved Plant List and Landscape Exhibits*

The following is a select list of plant material that Homeowners shall select from for front yard landscape design. The Homeowner and/or Landscape Designer shall select a maximum of eight (8) plant varieties that best addresses actual exposure, site condition and individual preferences.

## Botanical Name

## Common Name

### Trees

Acacia species  
Cercidium species  
Chilopsis linearis  
Dahlbergia sissoo  
Dalea spinosa  
Geijera priflora  
Lysiloma thornberi  
Olneya tesota  
Pithecellobium species  
Propropis chilensis  
Prosopis velutina (juliflora)  
Sophora secundiflora

Acacia varieties  
Palo Verde  
Desert Willow  
Sissoo Tree (rear yard only)  
Smoke Tree  
Australian Willow  
Feather Tree  
Ironwood  
Texas Ebony  
Chilean Mesquite  
Velvet (native) Mesquite  
Texas Mountain Laurel (rear yard only)

### Accents

Agave species  
Aloe species  
Asclepias subulata  
Dasylirion wheeleri  
Dasylirion acrotriche  
Hesperaloe Funifera  
Hesperaloe parviflora  
Muhlenbergia rigens  
Nolina bigelovii  
Yucca species

Agave  
Aloe  
Desert Milkweed  
Desert Spoon  
Green Desert Spoon  
Giant Hesperaloe  
Red yucca  
Deer Grass Varieties  
Beargrass  
Yucca varieties

### Shrubs/Groundcover/Vines

Acacia redolens 'D.Carpet'  
Ambrosia deltoides, A. dumosa  
\*Asparagus densiflorus 'Myers'  
Bahia absinthifolia  
Baccharis hybrid 'Starn'  
Baileya multiradiata  
\*Bougainvillea 'B. Karst'  
Caesalpinia pulcherrima  
Calliandra californica  
Calliandra eriophylla  
\*Carissa grandiflora 'Tuttlei'  
Carnegia gigantea

Desert Carpet Acacia  
Triangle-leaf and White Bursage  
Foxtail Fern  
Bahia, Desert Daisy  
Thompson Baccharis  
Desert Marigold  
Bush Bougainvillea (rear yard only)  
Red Bird of Paradise  
Baja red Fairy Duster  
Pink Fairy Duster  
Natal Plum  
Saguaro

## Botanical Name

## Common Name

Cassia Oligophylla  
Cassia phyllodinea  
Celtis pallida  
Cercus species  
Chrysoactinia mexicana  
Convolvulus encorum  
Cordia parviflora  
Dalea capitata 'Sierra Gold'  
Dalea frutescens 'Sierra Negra'  
Dalea greggi  
Dyssodia species  
Echinocactus, Ferocactus species  
Echinocereus englemanni  
Encelia farinosa  
Ephedra species  
Ericameria laricifolia  
Erimophila Spp. 'Valentine'  
Ermophilium Variety  
Eriogonum Fasciculatum  
\*Ficus Pumila  
Euphorbia myrsinites or rigida  
Euphorbia Rigida  
Fouquieria splendens  
Gutierrezia sarothrae  
Hibiscus coulteri  
Hymenoxys acaulis  
Justicia species  
\*Lantana camara 'New Gold'  
\*Lantana montevidensis  
Leucophyllum laevigatum  
Leucophyllum frutescens 'heavenly'  
Leucophyllum langmaniae  
Leucophyllum species  
Lophocereus schottii  
Lycium species  
Lupinus species  
Melampodium leucanthum  
Muhlenbergia species  
Mimosa species  
Mascagnia lilacina

Outback Cassia  
Silvery Cassia  
Desert Hackberry  
Columnar cacti, (Organ Pipe, etc...)  
Damianita  
Bush Morning Glory  
Little Leaf Cordia  
Sierra Gold Dalea  
Black Dalea  
Trailing Indigo Bush  
Dyssodia  
Barrel Cactus  
Hedgehog cactus  
Brittlebush  
Mormon Tea, Ma-huang  
Turpentine Bush  
Valentine Bush  
Silver Streak  
Sulphur flower  
Creeping Fig (Fig Vine)  
Prostrate Euphorbia  
Copher Plant  
Ocotillo (Credit as 5 gallon shrub)  
Snakeweed  
Desert Rose-mallow  
Angelita Daisy  
Chuparosa, etc...  
New Gold Lantana  
Purple Lantana  
Chihuahuan Sage  
Heavenly Cloud Texas Sage  
Rio Bravo Texas Sage  
Sage Varieties  
Totem Pole Cactus  
Wolfberry  
Lupine  
Blackfoot Daisy  
Deer Grass  
Mimosa  
Lavender Orchid Vine

## Botanical Name

Mascagnia macroptera  
\*Myrtus communis 'Microphylla'  
Oenothera caespitosa  
Opuntia species  
Pedilanthus macrocarpus  
Penstemon superbus  
Penstemon palmeri  
Penstemon parryi  
Penstemon superbus  
\*Pittosporum tobira dwarf  
Podranea ricasoliana  
\*Pyracantha fortunea  
\*Rosa banksiae 'Lutea'  
Rosmarinus officinalis  
\*Ruella brittoniana 'Katie'  
Ruella peninsularis  
Salvia clevelandii  
\*Salvia coccinea  
\*Salvia greggii  
Salvia leucantha  
Simmondsia chinensis  
Sphaeralcea ambigua  
Stachys coccinea  
Tagetes palmeri (Lemmon)  
Tecoma stans  
\*Tecomaria capensis  
\*Trachelospermum jasminoides  
\*Tulbaghia violacea  
\*Vauquelinia californica  
Verbena gooddingii  
Verbena rigida  
Verbena pulchella  
Viguiera deltoidea  
Wedelia trilobata  
\*Xylosma Cong. 'Compact'

## Common Name

Yellow Orchid Vine  
Dwarf Myrtle  
Evening Primrose  
Cactus varieties  
Slipper Plant  
Superb Penstemon  
Palmer's Penstemon  
Parry's Penstemon  
Superb Penstemon  
Wheeler's Dwarf Pittosporum  
Pink Trumpet Vine  
Pyracantha  
Lady Banks Rose  
Trailing Rosemary  
Ruella 'Katie'  
Desert Ruellia  
Chaparral Sage  
Cherry Sage  
Red Salvia  
Mexican Bluesage  
Jojoba  
Desert Globemallow  
Texas Betony  
Mt. Lemmon Marigold  
Yellow Bells  
Cape Homeysuckle  
Star Jasmine  
Society Garlic 'Purple'  
Arizona Rosewood  
Goodding's Verbena  
Sandpaper Verbena  
Rock Verbena  
Goldeneye  
Wedelia  
Compact Xylosoma

## Prohibited Plant List

- ñ Palms with a mature height of 6' max. allowed in rear yards only.
- ñ Fruiting Olive and Mulberry trees are prohibited.
- ñ Fountain Grass is prohibited due to invasive character.
- ñ Common Bermuda is prohibited due to its invasive character.
- ñ Citrus: Dwarf varieties are permitted within screened rear yards only.
- ñ Cupressus and Juniperus, Cypress and juniper: Low varieties permitted within screened rear yards only.
- ñ Oleander species: Dwarf varieties permitted within screened rear yards only.
- ñ Parkinsonia aculeata                      Mexican Palo Verde
- ñ Phoenix dactylifera                      Arab Date Palm
- ñ Pinus species                              Pine
- ñ Populus                                      Cottonwood
- ñ Schinus molle                              California Pepper
- ñ Tamarisk                                      Salt Cedar
- ñ Turf in front yards is prohibited. Only sterile hybrids are permitted in rear yards.

## Prohibited Landscape Materials

Lava rock (except local field stone, permitted), volcanic cinders, white marble or light travertine, and bright, artificially-colored or screened (even-size) gravels are prohibited outside of screened enclosures. Permitted materials include decomposed granite in desert hues, rock and boulders that are naturally similar in color to regionally indigenous materials.

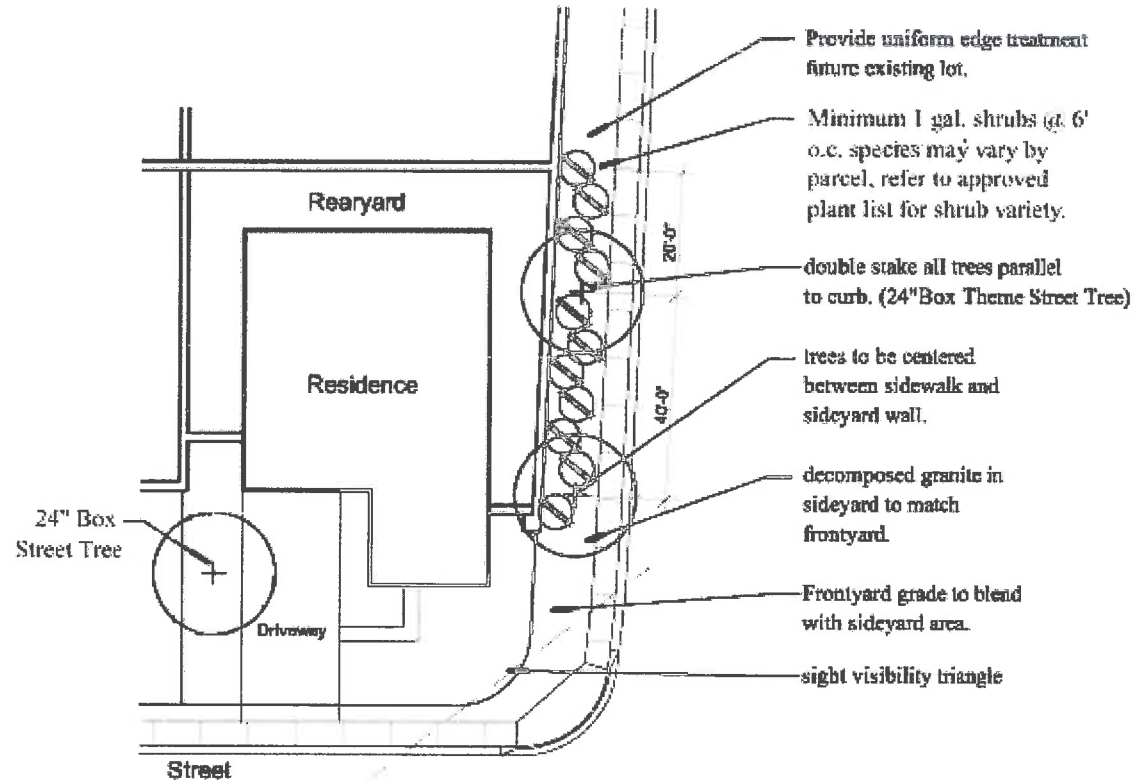
**\*Restricted to enclosed ~~entry~~ rear yard**

**Note: Other species, not listed above or on list of prohibited plants may be submitted for review and approval.**



# Exhibit B

## Side Yard Landscape Area



### Notes:

- Corner lots shall include supplemental landscape between sideyard wall and curb. Builder shall include landscape as shown in frontyard landscape package.
- Planting shall include 2-24" Box Street Trees and a minimum 12-1 gal. base shrub as designated for each parcel. Refer to approved plant list
- Irrigation shall be tied to adjacent frontyard system
- Decomposed granite shall be 1" or 3/4", 2" deep "Mineral Park Gold", "Desert Gold", "Mohave Gold", or "Aztec Bronze" to match front yards.
- Double stake all trees parallel with curb
- Sideyard landscape plant material to be watered and maintained by homeowner



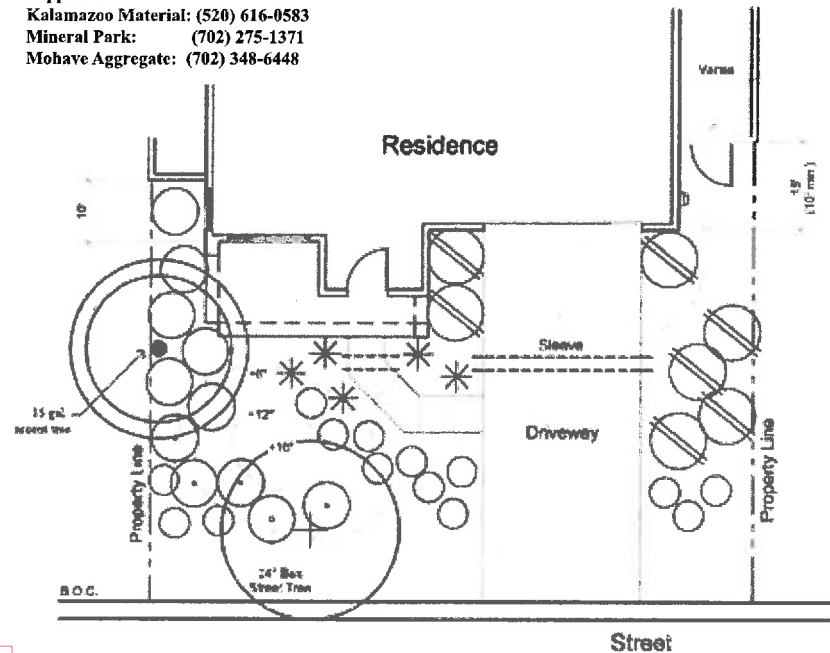
# Exhibit C

## Typical Front Yard Landscape Design

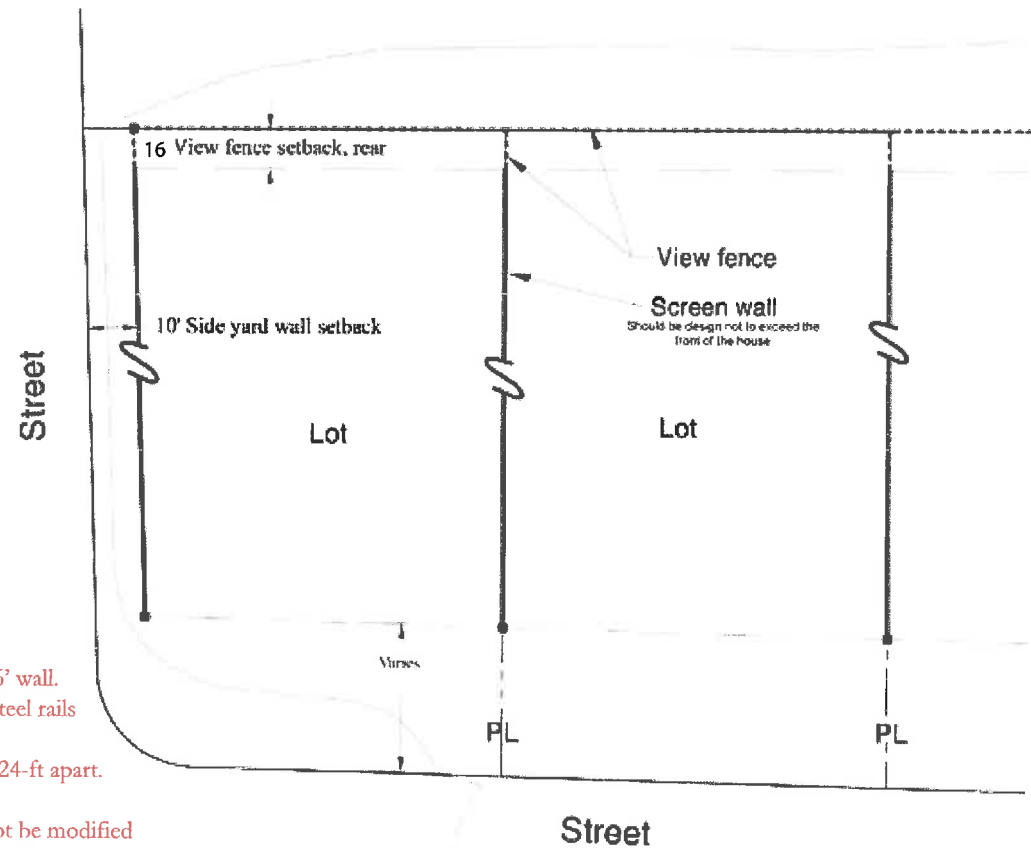
**Notes:**

- Mounding to be gentle, not to exceed 16" high.  
Maintain drainage per Civil Engineering
  - Underground irrigation system tied to residential service.  
Sleeve under landscape.
  - Minimum frontyard tree required:  
1-24" Box Theme Street Tree (8' BOC)  
1-15 Gallon Accent Tree  
(1 tree per 500 SF)
  - Shrubs and groundcovers from selects list,  
1 per 50 Sq Ft. minimum 50% to be 5 gallon
  - 2" deep, 1", or 3/4", decomposed granite in all landscape areas. "Mineral Park Gold", "Desert Gold", "Mohave Gold", or "Aztec Bronze"
- Suppliers:**  
 Kalamazoo Material: (520) 616-0583  
 Mineral Park: (702) 275-1371  
 Mohave Aggregate: (702) 348-6448

Sym	Description
	Front Yard Street Tree
	Accent Tree
	Theme Shrub (encouraged)
	Foundation Shrub
	Accent Shrub
	Medium height shrub/groundcover
	Flowering Groundcover



## Exhibit D Wall Diagram



View fence walls consist of an 18" high masonry base wall with cap to match the 6' wall. Attached to base wall, view fence panels consist of #4 rusted rebar with 1" tube steel rails mounted between support columns of 4' diameter rusted tube steel on 8' centers. A 9" diameter Laughlin Ranch logo is attached to the center of every third panel, 24-ft apart.

To ensure neighborhood integrity, screen walls and view fence, by builder, may not be modified by homeowner. To protect neighbor's views, planting within view fence setback cannot exceed 30" height.

# Exhibit C

## Parcel Thematic Plant Material & Ground Cover

Theme Tree – Each residential lot shall be required to install one (1) 24” Box Theme Street Tree as part of the front yard landscape installation. Lots with street frontage of 120-ft or more The tree shall be located as shown on Exhibit A.

Two (2) 24” Box Theme Street Trees shall also be planted at 40’ or on all lots with side yards adjacent to public streets. Trees shall be installed with the front yard landscape, irrigated by the adjacent lot and maintained by the Homeowner. See Exhibit B.

Theme Shrub – Each parcel has a designated theme shrub to be planted along side yards adjacent to the front yard landscape and maintained by the homeowner.

Each homeowner is also encouraged to incorporate the designated theme shrub into their front yard landscape. Refer to Exhibit A & B and parcel breakdown below.

### *Theme Street Trees, Accent Trees and Shrubs by Parcel*

	<u>Theme Street Tree</u>	<u>Accent Tree</u>	<u>Theme Shrub</u>
Copper Canyon:	Prosopis Velutium	Lysiloma Thornberi	Muhlenbergia Capillaris
North Folk:	(Native Mesquite)	(Feather Tree)	(Regal Mist Deer Grass)
Silverado Pass:	Acacia Farnesiana	Acacia Saligna	Cassia Oligophyllia
The Canyons:	(Sweet Acacia)	(Blue Leaf Wattle)	(Outback Cassia)
Black Mountain Estates:	Cercidium Praecox	Olneya Tesota	Ruellia Peninsularis
Amber Ridge:	(Palo Brea)	(Ironwood),	(Desert Ruellia)

Decomposed granite to be consistent variety and size for each parcel, or neighborhood. Acceptable types include: 1” (if available), or 3/4” (“Mohave Gold”, “Mineral Park Gold”, “Desert Gold”, “Aztec Bronze”), and spread 2” deep over prepared sub-grade.

**Section Thirteen:**

*Construction Requirements*

## Construction Regulations

The preservation of the natural areas of Laughlin Ranch is critical to the community. In order to ensure that the natural area of each homesite is preserved to the maximum extent possible and the nuisances inherent to any construction process are kept to a minimum, the following regulations shall be strictly enforced during the construction period of all improvements at Laughlin Ranch. The Owner of a homesite shall be responsible for violations of the Design Guidelines, including construction regulations contained therein, by any contractor, subcontractor, agent, or employee performing any activities on behalf of the Owner within Laughlin Ranch, whether located on the homesite or elsewhere within Laughlin Ranch.

## OSHA Compliance

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

## Construction Trash Receptacles & Debris Removal

Owners and builders shall clean up all trash and debris at the end of each day; an approved trash receptacle must remain on the site at all times for this purpose 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 homesite or in Laughlin Ranch. 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 washouts, from both trucks and mixers, must occur within a contained area of the Building Envelope of the homesite in a location where it will be ultimately concealed by structure or covered by backfill. Concrete washout in road rights-of-way, setbacks or on adjacent properties is strictly prohibited and subject to a significant fine.

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 homesites or open space. Any clean-up costs incurred by the Laughlin Ranch Design Review Board or 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 Laughlin Ranch.

## Sanitary Facilities

Each Owner or builder shall be responsible for providing adequate sanitary facilities for construction workers. Portable toilets must be located within the Building Envelope, clear of all setbacks and in a discreet location approved on site by the Laughlin Ranch Design Review Board.

## Vehicles and Parking Areas

Construction crews will not park on, or otherwise use, undeveloped portions of homesites or open space. All vehicles shall be parked within an agreed upon area by the Laughlin Ranch Design Review Board. 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 shoulder of the roadway; in locations and for time periods solely as approved by the LRDRE. During these periods the road must allow continual unconstrained access by normal traffic and emergency vehicles, including fire trucks. Where parking on the shoulder occurs all damage to the shoulder and landscape must be repaired by the contractor continually and not left for the end of construction. Vehicles may not be parked on neighboring homesites, in nearby driveways or on open space. Changing oil or other vehicle maintenance or fixing is prohibited.

## Erosion Control

During construction, measures must be taken to eliminate erosion. The following outlines the required, in-the-field construction methods that must be performed by the contractor. All measures utilized must comply with city/county ordinances, which all contractors should familiarize themselves with.

- ñ Temporary run-off channels must be built to drain construction zones; in areas draining two acres or less, channels must have silt screens installed at appropriate locations; silt screens should be stretched across and anchored to the bottom of the channels with hay bales placed on the upstream side of the fabric; where watershed above the site exceeds two acres, temporary earthen berms or ditches for channeling must be used in conjunction with silt screens.
- ñ All storm drain inlet structures must be protected by a filter berm until the area is stabilized with vegetation or the base course of pavement is installed.
- ñ Weather permitting, all embankments constructed as part of cut/fill operations will be seeded and mulched within one week of final grading completion. Note this is work that is better performed in the fall.
- ñ Weather permitting, all building site areas must be seeded and mulched within one week of final grading completion.

### Excavation Materials and Blasting

If any blasting is to occur, the LRDRB must be notified two weeks in advance and appropriate approvals must be obtained from city/county and the LRDRB. Blasting may only be done by licensed demolition personnel, with all requisite insurance coverage's as mandated by county and state statutes, specific to their blasting activity at Laughlin Ranch. Laughlin Ranch must be named as an additional insured. The Laughlin Ranch Design Review Board shall have the authority to require in writing documentation of anticipated seismic effects, with confirmation such effects will not be injurious to other persons or properties, public or private, and that all appropriate protection measures have been utilized. The LRDRB may require additional insurance to cover potential damages from blasting to subdivision improvements and common areas.

All excess material resulting from blasting, as well as all other excess excavation materials, must be promptly removed from Laughlin Ranch.

### 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 homesite; repeated violations of this provision will precipitate a total prohibition of any on-site use of radios or audio equipment during construction.

### Firearms

The possession or discharge of any type of firearm by construction personnel on any construction site, homesite, common area parcel or right-of-way at Laughlin Ranch is prohibited. Anyone in possession of a firearm will be permanently restricted from Laughlin Ranch and fined.

### Alcohol and Controlled Substances

The consumption of alcohol or use of any controlled substance by construction personnel on any construction site, homesite, common area parcel or right-of-way at Laughlin Ranch is prohibited and subject to a fine.

### 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, except for small, confined, attended fires for the purposes of heating masonry water.

### Pets

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

### Preservation of Property

The use of or transit over any other homesite, 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 homesite is prohibited. Construction personnel shall refrain from parking, eating, depositing of rubbish or scrap materials (including concrete washout) on any neighboring homesite, common area parcel, or right-of-way.

### Protection of Subdivision Improvements and Restoration of Property

Each Owner shall be responsible for the protection of all subdivision improvements, roadways, common areas, golf improvements, or improvements of any other homesite 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 LRDRB, and repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting and fencing.

In addition, the Owner and general contractor 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 on sub-contracted agents.

### Construction and Real Estate Signage

Temporary construction signs shall be limited to one standardized sign per site. A copy of the standardized sign requirements will be given out during the pre-construction conference. Along with a list of sign companies permitted to make the sign. This sign is intended for job site identification only; therefore, it must be located within the Building Envelope, facing the street frontage of the homesite. 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 sub-contractors, 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.

### Daily Operation

Daily working hours for each construction site shall be from 30 minutes before sunrise to 30 minutes after sunset. Construction activity which generates noise audible from the boundaries of any homesite, 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 Sunday of each week, particularly during the summer period of high Owner/visitor occupancy.

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

Section Fourteen:

*Submittal Requirements*



The Design Review process begins with an informal design/informational meeting with Members of the LRDRB or management agent and concludes with the completion of Construction. All stages of review will include submittal of improvement plans that will be carefully reviewed by the LRDRB to ensure compatibility with the Vision, Guidelines and Design Intent of this development and is applicable for:

- Construction of all new buildings;
- Renovation or expansion of existing buildings;
- Major site and/or landscape improvements including pools, patios, water features, drive ways, culverts, and site walls/fences.

The LRDRB will evaluate all submittals on the basis of these Guidelines. Various parts are written as broad standards and certain decisions affecting the outcome will be left up to the discretion of the LRDRB. Other Guidelines are absolute requirements such as Building Heights, Setbacks and others which may parallel Governing Regulatory Agencies or Building Code requirements and are therefore not subject to interpretation.

The Master Developer will retain competent assistance from at least one Architect, Landscape Architect, and Management Consultant. The makeup of the panel will be rotated on an as need basis.

The LRDRB and Architectural Committee will meet at regular intervals, or on an as need basis due to schedules or submittal overload.

The plan review fees and deposit amounts shall be shown on the "pre-design conference" page of the request for plan review by The Laughlin Ranch Design Review Board (LRDRB) application.

The LRDRB will make every effort to comply with the suggested time frames for review. However, they can not be liable for delays caused by circumstances beyond their control. The review schedule is as follows:

- **Pre-Design Conference** – 14 days from the receipt of the request form.
- **Preliminary Design Review** – application documents to be submitted 14 working days prior to next scheduled meeting of the LRDRB. If a meeting has not previously been scheduled, then the LRDRB will schedule a meeting after document submittal. Written comments will be provided within 7 working days from the date of the meeting. A second review may be necessary and will require a submittal 5 working days prior to the next scheduled meeting. An additional fee may apply.
- **Final Design Review** - application documents to be submitted 14 working days prior to next scheduled meeting of the LRDRB. If a meeting has not previously been scheduled, then the LRDRB will schedule a meeting after document submittal. Written comments will be provided within 7 working days from the date of the meeting. A second review may be necessary and will require a submittal 5 working days prior to the next scheduled meeting. An additional fee equal to 50% of the total fee will apply. If any subsequent submittals occur, a fee equal to 125% of the total fee will apply.

Note: If the submitting party is confident of their submittal and upon agreement the completeness of the submittal between the submitting party and management agent, they may skip the preliminary submittal and submit a one-step combined preliminary/final submittal.

- **Building Permits** - the Owner applies to the City/County Building Department for all applicable Building and Use Permits after securing the Final Design Approval. Any City/County required adjustment affecting the approved design plans will have to be resubmitted for review by the panel prior to the start of construction. An additional fee may apply.
- **Construction Observation** – Periodic checks during construction will be made for compliance with approved documents. Notice to Comply will be issued within 3 days of observation of elements are found to change or alter the intent of approved design. Failure to observe non-complying installations does not relieve the Homeowner from complying or corrective measures.

Upon completion of exterior home construction, required landscaping, sidewalk, drive way, walls and on-site cleanup, a written request must be made for final LRDRB inspection and approval. Following inspection, the LRDRB will determine compliance or issue a Notice of Non-compliance. Upon determination of compliance, the \$1,000 compliance/clean-up deposit will be refunded. If a Notice of Non-compliance is issued, 10 days will be given to correct the problems or the LRDRB will take action on non-compliance or arrange for the clean-up and the deposit will be forfeited. If clean-up costs are more than the deposit, the Owner or Owner's agent will be billed for the additional costs. If a request is not made for final LRDRB inspection and approval within 13 months from the start of construction, the deposit will be forfeited.

An application and information package is available from the association management agent for each submission. Each submittal must be accompanied by required information, as *specified* in the application package instructions and these Guidelines. The homesite Owner/Representative must be present at scheduled meetings to respond to questions or explain a submission.

Requested changes must be submitted in writing for review and approval prior to implementation.

The LRDRB recognizes that each Parcel has its own unique characteristics and each Owner their own needs and desires. For this reason, the LRDRB has the authority to approve variances based on what they would determine meritorious. The LRDRB at its own discretion has the right to waive any requirement not governed by applicable City & County regulations that the Owner has demonstrated that there is good cause and it affects are minimal on surrounding property Owner's, the Natural Environment, or the Design Intent of the Guidelines and the Development as a whole.

The Owner will notify the LRDRB of Notice of Completion at the appropriate time. The LRDRB will make a *final* on site inspection and review checklist for compliance within 7 working days of *notification*. Upon this completion of this observation, the LRDRB, within 7 working days, will issue a Notice of Completion or a Notice of Non-compliance with items that may not be in correct accordance with approved documents.

### Pre-Design Conference

Prior to the submittal of any prepared materials/plans, the Owner is required to request a Pre-Design Conference and obtain a current copy of the Design Guidelines. The purpose of this conference is for the representatives of the LRDRB to review on site any questions or get guidance regarding the following: This meeting may be delegated to the management agent.

- Particular characteristics or restrictions on this particular site or the development at large.
- Optimal Orientation of the building and outdoor spaces.
- Survey/Civil information.
- *Clarifications of* Guidelines or Directives.
- Review of Submittal Requirements
- Fees and Schedules.
- Informal review of proposed Design Concepts showing the overall Design Intent and understanding the contents of the Guidelines and utilization of the site and exterior Architectural Character.

### Preliminary Design Review

After the Pre-Design Conference, the applicant shall submit a written application and appropriate fee for the Preliminary Design Review. Within this step, the Applicant shall submit a complete package adequately conveying existing site conditions, constraints, building orientation and design, vehicular access, guest parking, building heights, preliminary *finished floor* elevations, architectural character studies, colors and materials, and preliminary landscape/hardscape plans. All architectural plans are to be prepared by an LRDRB approved licensed Architect or designer and all Landscape Plans are to be prepared by an approved Landscape Architect or designer.

The package shall include two full-size sets and two sets of 11' x 17" reductions of the following drawings and/or materials:

- Preliminary Design Review Application Form and Fee. (8 1/2" x 11")
- Location Map - Illustration of Parcel within the development.
- Design Approach - Written description of the overall design approach and how it meets the intent of the Guidelines.
- Parcel Survey – Provided at minimum 1"=20', illustrating property boundaries site area, all easements of record, 100-year *flood* plain/404 limits one-foot contours, building envelope and any *significant* natural features to be accommodated.
- Site Plan - minimum 1" = 20' showing existing topography, proposed grading/drainage concepts, preliminary *floor* elevations, building footprint/roof plan, driveway locations, guest parking, walls/fences, patios, decks, pools, *envelope modifications and any other site amenities*.
- Schematic Floor Plans – minimum 1/8", including all proposed uses, area calculations (air conditioned and exterior covered areas) walls, doors, windows and mechanical and electrical service locations.
- Schematic Elevations – minimum 1/8", including building massing and heights, existing and *finished* grades, exterior colors and materials. Two sets of elevations, one to be in color.
- Schematic Roof Plans – minimum 1/8", including building heights, *existing and finished* grades, color, materials
- Conceptual Landscape Plans – See Landscape Submittal requirements page 38 - 45.

## Final Design Review

After the Preliminary Design Review submittal, the applicant shall submit a *final* design document conforming to the approved preliminary plans and comments. All architectural plans are to be prepared by an approved licensed Architect or approved building designer. All landscape plans are to be prepared by a licensed Landscape Architect or approved landscape designer.. The package shall include two full-size sets and two sets of 11' x 17" reductions of the following drawings and/or materials:

- Final Design Review Application Form
- Site Plan - minimum 1' = 20' showing existing topography, *final* grading/drainage concepts, *final floor* elevations, building footprint, driveway locations, guest parking, walls/fences, patios, decks, pools, envelope *modification* s, area calculations and any other site amenities.
- Civil Plans – minimum 1' = 20', showing existing topography, *finished* grades, drainage elements and erosion control.
- Floor Plans – minimum 1/8", including all proposed uses, area calculations (air conditioned and exterior covered areas) walls, doors, windows and mechanical and electrical service locations. Final exterior light *fixtures* are to be provided at this time.
- Elevations – minimum 1/8", all building sides including building massing and heights, existing and *finished* grades, exterior colors and materials. Two sets of elevations, one to be in color.
- Landscape Plans – See Landscape Submittal requirements page 38 - 45.

Materials/Colors: 8.5 x 11 color catalog pages or manufacturer cut pages shall be submitted in a separate folder for the following: :

- Roof material and color
- Exterior materials and color
- Exterior trim and color
- Window material and frame color
- Exterior door material and color
- Stone/Rock Material, color and texture/pattern
- Fence/Wall material color
- Exterior Railings
- Hardscape/Driveway material and colors
- Mortar Color
- Garage door materials/color
- Shutters, Awnings, etc...
- Exterior lighting fixture

The LRDRB will review and comment on submitted materials, with Final Approval contingent upon *field* mock-ups to be reviewed in the *field* at the appropriate time in the construction process. The LRDRB reserves the right to require changes if in the opinion of the LRDRB, the objectives of the Design Guidelines are not met, or in-place construction does not match quality or color of the approved mock-ups and submittals.

The LRDRB may, upon written application, upon showing of good cause, hardship, or the need to modify, amend or supplement the matters under the control of the LRDRB, in manner consistent with the purpose and intent of these Architectural Guidelines and to further enhance the aesthetic values to be preserved hereby, may grant a variance from these requirements. Such variance shall be to the applicant and lot involved and not provide any precedent as to similar treatment to be accorded to any other applicant, Owner or Lot. The LRDRB shall make written *findings* of any variance, and *specifically* limit the variance to the particular lot involved. No future applicant for a variance may utilize or rely upon any previously granted variance. Granting of a variance for any particular lot shall not obligate the LRDRB or the Association to grant a similar variance for any other lot. The grant of such variance is at the sole and singular discretion of the LRDRB and no owner has any right, entitlement, or other claim to such variance.

## Design Review Board

### Address

The address of the Laughlin Ranch Design Review Board shall be the address established for giving notice to the Association, unless otherwise specified by the Board. Such address shall be the place for the submittal of plans and specifications, and the place where the current Design Guidelines shall be kept.

The present address for the Design Review Board:

Laughlin Ranch Design Review Board  
c/o D & E Management  
3900 Frontage Road  
Suite 1  
Bullhead City, Arizona 86442

### Resignation of Members

Any member of the Laughlin Ranch Design Review Board may, at any time, resign from the Design Review Board upon written notice delivered to the Declarant.

### Duties

It shall be the duty of the Design Review Board to consider and act upon such proposals or plans related to the development of Laughlin Ranch that are submitted pursuant to this Design Guidelines to enforce the Design Guidelines, and to amend this Design Guidelines when, and in a manner deemed appropriate by, the Laughlin Ranch Design Review Board.

### Meetings

The Laughlin Ranch Design Review Board shall keep on file all submittals and copies of all written responses to Owners to serve as record of all actions taken.

### Compensation

Unless authorized by the Association, the members of the Laughlin Ranch Design Review Board shall not receive any compensation for services rendered.

The Design Review Board does not have the authority to spend association funds. Therefore, Professional consultants and representatives of the Design Review Board retained for assistance in the review process shall be paid such compensation as the the Declarant or Board of Directors determines.

### Amendment of Design Guidelines

The Laughlin Ranch Design Review Board may, from time to time and at its sole discretion, amend or revise any portion of the Design Guidelines upon approval of the Declarant. All such amendments or revisions shall be appended to and made a part of the Design Guidelines. Administrative changes may be made in like manner by the Design Review Board; the Design Review Board for consideration by the Board of Directors of the Owner's Association may recommend changes of a substantial nature and upon approval of the Declarant.

### Non-Liability

Neither the Design Review Board, any member thereof, nor the developer, 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:

- ñ The approval or disapproval of any plans, drawing and specifications, whether or not defective.
- ñ The construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications regardless of any inspections by the Design Review Board during the course of construction.
- ñ The development, or manner of development of any property within Laughlin Ranch.

Every Owner or other person, by submission of plans and specifications to the Laughlin Ranch Design Review Board for approval, agrees that he will not bring any action or suit against the Design Review Board management agent, any of its members, nor the developer, regarding any action taken by the Design Review Board.

Approval by the Design Review Board of any improvement at Laughlin Ranch only refers to the Laughlin Ranch Design Guidelines and in no way implies conformance with local government regulations. It shall be the sole responsibility of the Owner to comply with all applicable government ordinances or regulations, including but not limited to zoning ordinances and local building codes.

#### Enforcement

The Laughlin Ranch Design Review Board may, at any time, inspect a home site or improvement and, upon discovering a non-compliance of this Design Guidelines, provide a written notice of non-compliance to the Owner, including a reasonable time limit within which to correct the non-compliance. The Design Review Board may also record a notice of non-compliance after the expirations of the time limit. If an Owner fails to comply within this time period, the Design Review Board or its authorized agents may enter the home site and correct the non-compliance at the expense of the Owner of such home site; said expense to be secured by a lien upon such home site for the amount claimed enforceable in accordance with the Declaration.

In the event of any non-compliance of this Design Guidelines, the Laughlin Ranch Design Review Board may, at its sole discretion and in addition to restoration expenses, impose without limitation a punitive fine, commensurate with the severity of the non-compliance. In the event the Design Review Board deems it necessary to retain legal counsel in connection with the enforcement of this Design Guidelines, the Owner against whom such enforcement is sought shall be liable for all legal fees and other out-of-pocket expenses incurred by the Design Review Board in enforcing the Design Guidelines.

#### Severability

If any provision of the Design Guidelines, or any section, clause, sentence, phrase or word, or the application thereof in any circumstance, is held invalid, or unenforceable, the validity of the remainder of this Design Guidelines, 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 the Design Guidelines shall be construed as if such invalid or unenforceable part were never included therein.

#### Delegation of Authority

The Laughlin Ranch Design Review Board may delegate one of its members to inspect the home for consistency with the submittal.

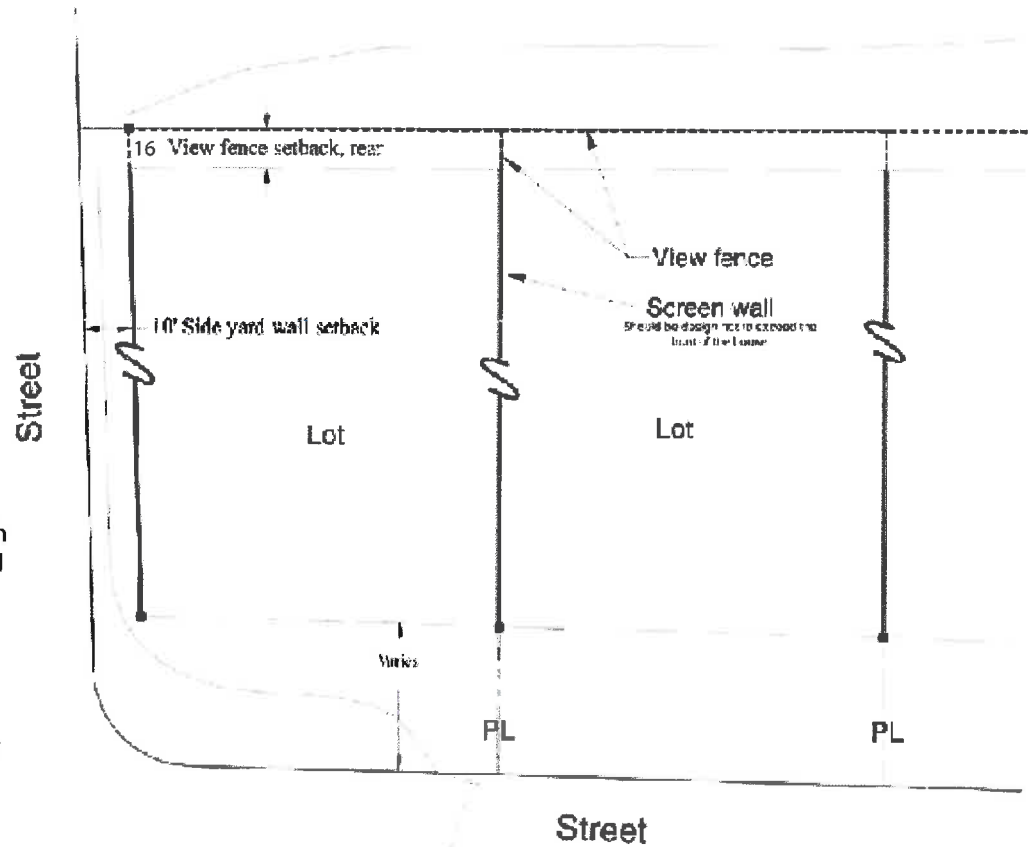
#### Covenants, Conditions, and Restrictions

These Design Guidelines is promulgated pursuant to the terms and conditions of the Declaration of Covenants, Conditions, and Restrictions for Laughlin Ranch. However, in the event of any inconsistency between the provisions of this Design Guidelines and the provisions of such Declaration, the provisions of the Covenants, Conditions and Restrictions shall apply.

## Exhibit D Wall Diagram

View fence walls consist of an 18 high masonry base wall with cap to match the 6 wall. Attached to the base wall, view fence panels consist of #4 rusted rebar with 1 tube steel rails mounted between support columns of the 4 diameter rusted tube steel on 8 centers. A 9 diameter Laughlin Ranch logo is attached to the center of every third fence panel, 24-ft. apart.

To ensure neighborhood integrity, screen walls and view fence, by builder, may not be modified by homeowner. To protect neighbors views, planting within view fence setback cannot exceed 30 height.



## Community Wall Description

Laughlin Ranch has a standard community wall system that may border some lots. This wall is 6'-0" in height, plus a 2' cap block from grade to the top of the wall (2 courses and 1 cap block). Footing shall be 16" x 12" with (2)-#4 continuous rebar and (1)-#4 vertical rebar at 48" on center, with alternate bends, and with masonry cells grouted solid. The top courses shall be grouted solid and (1)-#4 continuous rebar installed to tie the top of the wall with the vertical reinforcing. This will help prevent cracking, although there is no guarantee against cracking. Expansion joints will be installed at 24'-0" on center.

Laughlin Ranch also has a standard community view fence system that may border some lots. The view fence is 6'-2" in height, with 1'-8" being from finish grade to the top of the wall (3 courses and 1 cap block), and 4'-6" of view fence above. View fence will extend through the outside face of the wall and overlap 8" from the top of the wall downward. Laughlin Ranch logo shall face outside of the fence, with 2 pickets being cut and the post trimmed to accentuate the logo. Footing shall be the same as the standard community wall system except with (1)-#4 vertical rebar at 24" on center. This will help to increase the strength of the wall.

All masonry walls will have a mortar finish, using the extra mortar from the head joint and bed joint, and spreading onto the exterior of the block wall face. Over the course of time, the climate will change the look and finish of the wall. All mortar used will meet the requirements noted below. The wall will angle down with grade changes and not step down.

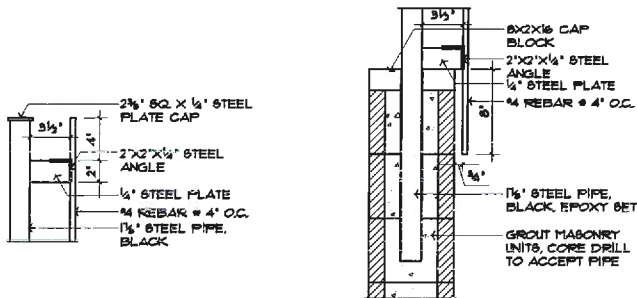
### Laughlin Ranch Block Specifications:

Standard Masonry: Superlite 8"x6"x16" slump block, color Spanish Brown.

Cap Block: Superlite 8"x2"x16" slump cap block, color Adobe Buff.

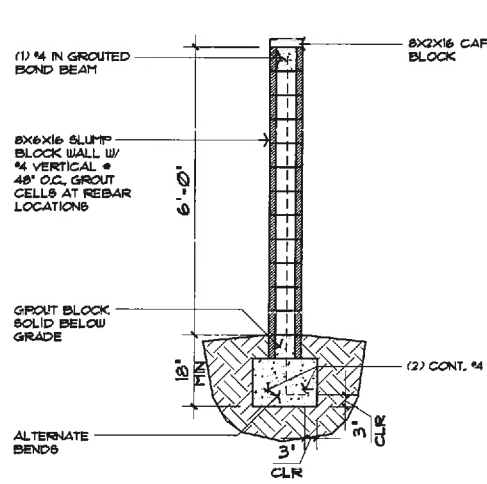
Mortar: Match block using Cohills Integral Color #54.

Any substitutions for block or mortar shall be submitted for approval by the Laughlin Ranch Design Review Board prior to home submittal.

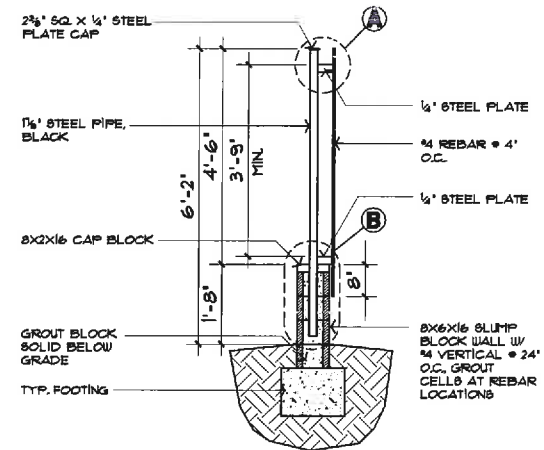


**DETAIL A**

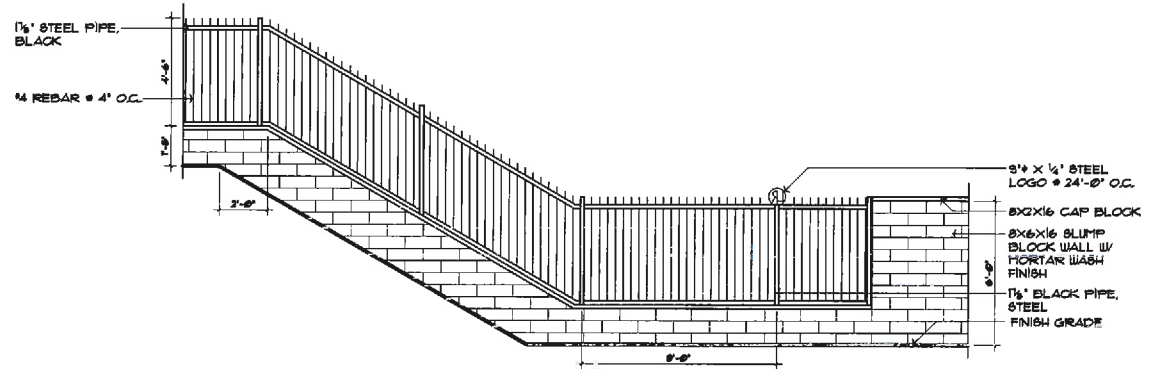
**DETAIL B**



**TYP. WALL SECTION**



**TYP. VIEW FENCE SECTION**



**WALL ELEVATION**

Section Fifteen:  
*Color Palette*



## *Approved Color Palette*

1A- E50	SW7039	(VIRTUAL TAUPE)
2A- E36	SW7025	(BACKDROF)
3A- FN47	SW6046	(SWING BROWN)
4A- FN19	SW6018	(ENIGMA)
5A- FN272	SW6271	(EXPRESSIVE PLUM)
6A- B-G/B/163	SW6536	(SEARCHING BLUE)
7A- FN208	SW6207	(RETREAT)
8A- FN187	SW6186	(DRIED THYME)
9A- FN159	SW6158	(SAWDUST)
1B- FN5	SW6004	(MINK)
2B- E70	SW7059	(UNUSUAL GRAY)
3B- FN257	SW6256	(SERIOUS GRAY)
4B- E63	SW7052	(GRAY AREA)
5B- FN179	SW6178	(CLARY SAGE)
6B- EPP/37	SW2845	(BUNGLEHOUSE GRAY)

*\* All colors are coded to the Sherwin-Williams  
Paint Color Palette.*

### **Colors:**

Alternative colors complimentary to the approved colors may be used if approved by LRDRB. All colors are to have a light reflectance value (LRV) of 41 or less.