

TROON VILLAGE ASSOCIATION

ARCHITECTURAL REVIEW COMMITTEE

STANDARDS & PROCEDURES

Amended and Restated June 26, 2017

Superseding Original September 1985 and All Amendments to the Original



The Troon Village Association encourages and supports the repair, remodel or enhancement of homes or property within the community. However, any and ALL changes to the exterior of the home or landscape require the review and approval of the Troon Village Association Architectural Review Committee PRIOR to beginning any construction. Please review these guidelines before beginning any redesign work on any part of the exterior of the home or landscape. Feel free to contact the ARC with any questions or clarifications regarding these requirements. These Standards and Procedures do not supersede any City of Scottsdale Building Codes, Zoning Ordinances, City Guidelines as they now exist or may be later modified.

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ARCHITECTURE REVIEW COMMITTEE

The Troon Village Association Board of Directors has appointed an Architecture Review Committee (ARC) to review all new home construction, remodels and/or other changes to the home or yard for all properties in Troon Village. The ARC is comprised of at least five members which include:

- Two appointees of the TVA Board (including at least one Board Member who would serve as Chair of the ARC pursuant to Arizona law and a professional, paid consultant)
- Three resident volunteers elected by the community

The primary objective of the ARC is to ensure that all new construction in Troon Village complies with Standards and Procedures outlined herein.

The ARC meets regularly to review resident requests for new construction or renovations. Please refer to the Troon Village Association website (troonvillageassociation.com) for more information.

These Standards and Procedures have been promulgated pursuant to the Amended and Restated Declaration of Covenants, Conditions and Restrictions for Troon Village (“the Declaration”) Recorded on August 30, 1988 as Instrument No. 88-430025, records of Maricopa County, Arizona (the “Declaration”).

The Standards and Procedures are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any Improvement upon the Property within Troon Village, or make any change in the natural or existing surface, drainage or plant life thereof. The Standards and Procedures may be amended from time to time, and it is the responsibility of each Owner or other interested person to obtain and review a copy of the most recently revised Architectural Review Committee (ARC) Standards and Procedures. Each Owner should be aware that the Declaration contains important requirements affecting Improvements.

In addition to these Standards and Procedures, Sub-Associations within Troon Village may also have their own rules, regulations, standards and procedures in place. Each Owner in a Sub-Association should be aware of any such Sub-Association requirements.

Further, the City of Scottsdale may have separate, more restrictive codes and ordinances that impact the design of Improvements on the Owner’s Lot. In any case, the more restrictive requirement shall apply. The TVA ARC strongly encourages the Owner to seek ARC approval prior to submitting to the City.

As such, any construction project in Troon Village must consider these Standards and Procedures as well as any sub-association design standards or requirements.

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1. PHILOSOPHY

These Standards and Procedures are designed to provide direction to Owners in the planning, design and construction of Improvements on their Lots and Parcels, thus ensuring the highest quality of development and preservation of the unique Sonoran Desert environment found at Troon Village. The Standards and Procedures set forth herein should be viewed by each Owner as their protection that the special environment of Troon Village will be retained and enhanced over time.

The design of each Improvement must be tailored to the unique features of each individual Lot or Parcel. Although the allowable colors and materials of Improvements have been chosen to maintain a southwestern design, the purpose is not to create look-alike homes. No one Improvement should stand apart in its design or construction so as to detract from the overall environment and appearance at Troon Village. To preserve the natural features of each Lot and Parcel, such as significant existing plants, washes, rock outcroppings, each Improvement must be sited to minimize disruption of the natural landscape. Natural drainage must not be altered. Undisturbed desert is the unifying theme at Troon Village, and this can only be achieved by minimizing alteration of Lots and Parcels.

To ensure preservation of the natural desert, the City of Scottsdale has enacted ordinances with which all Owners must comply. On many of the larger custom home lots, the Owner will be required to specify a "Development Envelope" that defines the natural area and the maximum conceptual allowable Development area on their Lot or Parcel. The Development Envelope must be approved in advance by the Architectural Review Committee (ARC). All Improvements on a Lot or Parcel must be constructed within this Development Envelope. It is not intended that an Owner design their Improvements to completely fill the Development Envelope, and landscape elements (such as fences) will not be permitted to delineate its boundaries. Outside the Development Envelope, the natural desert must be left undisturbed except as approved by the City of Scottsdale.

The City of Scottsdale's ordinances may require that the Development Envelope be made a part of the public records by recording a "Natural Area Open Space Easement including Restored Desert" over the portion of the Lot or Parcel which lies outside the Development Envelope. Following recordation of the Easement, the boundaries of the Development Envelope may be changed only through an amendment process with the City of Scottsdale.

The concept and design of all proposed Improvements to be constructed within the Development Envelope must be approved by the ARC. It is recommended that an Owner retain competent professionals to plan and design Improvements. Only plans of professional quality will be accepted for review by the ARC. Each owner must strictly comply with the Architectural Standards and Procedures, the Declaration, and the regulations of any governmental authority.

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2. SITE DEVELOPMENT STANDARDS

2.1 Scottsdale Ordinances

All construction and Improvements must comply with the City of Scottsdale Zoning Ordinances currently in effect and as amended from time to time; provided that in the event the City of Scottsdale amends or repeals an Ordinance, the ARC may enforce the former requirements of the City of Scottsdale or additional or different requirements and incorporate the same in these Architectural Standards and Procedures. It is the owner's responsibility to comply with all applicable city ordinances or codes. Reference the City of Scottsdale website; www.scottsdaleaz.gov

2.2 Grading and Drainage

Grading must be performed with minimum disruption to the Lot or Parcel and shall not cause water exiting the Lot or Parcel to drain from different points, in greater quantities or at greater velocities than occurred on the property prior to construction. These natural drainage pathways may not be modified without the prior approval of the ARC. Walls and other Improvements may not be designed and constructed to bridge washes, and/or obstruct 100-year storm flows. See also Section 4.16 of the Declaration.

2.3 Improvement Setbacks, Building Setbacks and Distance Between Buildings

See Appendix E

2.4 Lot Character Areas – Custom Homes

Each custom lot consists of three distinct character area designations: **Natural Areas**, **Transitional Areas**, and **Contained Areas**. Each area designation should be carefully considered and incorporated into the design of the home.

The area between the owner's property line and the Development Envelope line is the Natural Area and shall be maintained or revegetated to a natural condition to maintain a natural buffer between homes where required. The area between the Development Envelope line and the building and site walls is the Transitional Area. The landscaped areas between site walls (including view fencing) and the building are considered the Contained Areas.

Refer to the Landscape Standards and Appendices herein for further description and requirements in each character area designation. See exhibit in Section 3.2 for more information.

2.5 Cut and Fill – Custom Homes

Each custom home design shall attempt to balance cut and fill quantities when grading on a sloping site. Multiple finished floor elevations within the home are encouraged to accommodate grade changes on the site. Exposed retaining walls, if required, shall not exceed eight (8) feet in height and shall be finished to be compatible with the exterior material palette of the residence or may be

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constructed of landscape elements such as natural stone rip-rap or manufactured masonry unit retaining wall systems. When slope transitions are greater than eight (8) feet, terraced retaining walls offset horizontally by a minimum of four (4) feet are required. The design shall include no more than two (2) offset retaining walls.

Every effort shall be made by the designer to minimize scarring of the natural hillsides. Exposed cut or fill slopes shall not exceed a slope of three-feet horizontal to one-foot vertical (3:1) and shall not exceed six vertical feet from toe of slope to top of slope. Exposed cut or fill slopes shall be revegetated per Section 3 of these guidelines.

2.6 Finish Floor Elevations – Custom Homes

The finished floor of a new custom home shall be placed as close to natural grade as site conditions allow, including elevation changes to follow the topography within the Development Envelope (where feasible). If no elevation changes are necessary, the finished floor shall be based loosely on the median natural grade within the Development envelope. Note that in some cases, drainage conditions and other topographical features might require a raised finished floor elevation. In such cases, the applicant's engineer must confer with the City of Scottsdale to determine the appropriate finished floor elevation.

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3. LANDSCAPE STANDARDS

3.1 Plant Materials

Troon Village is located in one of the most beautiful and diverse desert habitats in the world. The allowed plant materials have been carefully selected based on their appropriateness for this unique environment. Plants that are low water use, hardy and vigorous growers and are considered low pollen producing and non-invasive are recommended for use in this community. Please refer to Appendices A-D for approved and prohibited plants.

All new landscape installations or landscape renovations require the review and approval of the Troon Village Association arc prior to installation.

NOTE: REPLACEMENT OF DEAD OR DYING PLANTS WITH SUBSTANTIALLY SIMILAR PLANTS FROM THE APPROVED PLANT LIST(S) IS PERMITTED WITHOUT A FORMAL REVIEW. IF IN DOUBT, PLEASE CONTACT THE ARC FOR DETERMINATION.

Protected Native Plants

Protected Native Plants as defined by the City of Scottsdale are those desert plants which must be protected based on size and species. Improvements must be sited to avoid disturbing these plants. If transplanting of Protected Native Plants is required in order to create a usable building pad, professional salvage contractors should be consulted.

3.2 Landscape Character Zones (See Following Exhibit)

3.2.1 Natural Area – Natural Area is the area of the lot or parcel outside of the Development Envelope. This can include City of Scottsdale required Natural Area Open Space (NAOS) and/or non-dedicated Natural Area. Permanent irrigation of the Natural Area Open Space is not permitted.

Prior to recordation, if required, the location of any Natural Area Open Space Easements must be approved by the ARC. As a part of the Natural Area Open Space Easement, the Owner must, at their expense, provide a legal description of the Natural Area Open Space for recordation with the Natural Area Open Space Easement.

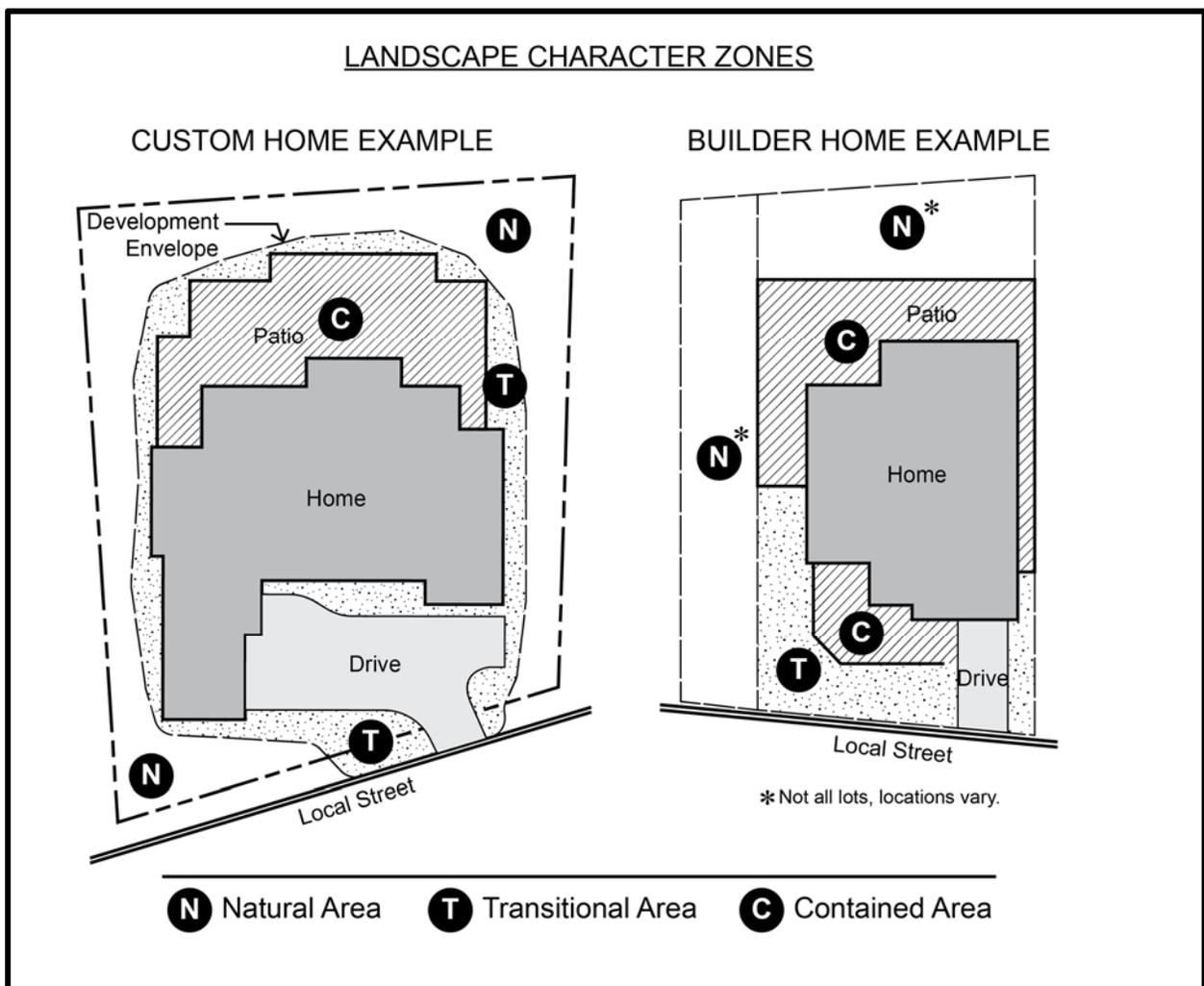
Limited work can be conducted in NAOS areas to trim live vegetation, remove dead vegetation, remove debris, remove parasitic plant growth, remove invasive plants, and/or add native plants to enhance the NAOS area. Contact the City of Scottsdale Development Services Department (480) 321-2500 for information on restrictions, fees, and submittal requirements BEFORE performing any work in the NAOS.

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3.2.2 Transitional Area - The Transitional Area is the area between the Development Envelope line and the building and site walls. This area is typically disturbed during construction of the home and other Improvements. If disturbed during construction, the Transitional Area must be revegetated with plants as listed in Appendix A and/or B or as approved by the ARC at a density, size and variety that closely matches the adjacent Natural Areas. Irrigation systems in Transitional Areas must be carefully designed to minimize overspray or runoff onto the adjacent Natural Areas.

3.2.3 Contained Area – Contained Areas are those areas contained by patio and courtyard walls and are generally not visible from adjacent homes or common areas. These areas may be landscaped to suit the lifestyle of the owner, subject to the restrictions listed in the plant lists found in the appendix. Plants listed in Appendices A, B and C may be used in the Contained Area. Under no circumstances is it permissible to plant any prohibited plant listed in Appendix D. If a prohibited plant is found in any area of the Parcel, whether planted or growing voluntarily, the prohibited plant must be removed.



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3.3 Landscape Lighting Standards

All outdoor lighting fixtures shall be installed in conformance with the Standards & Procedures and must receive the prior written approval of the ARC. All fixture bulbs shall be shielded to reduce visible glare. No landscape lighting shall shine onto neighboring properties or the streets.

3.3.1 Landscape Lighting Zones - There are three distinct zones found on each residential property:

- a. Natural Area. No lighting is allowed in any Natural Area per City of Scottsdale ordinances.
- b. Transitional Area. Lighting of selective, specimen or feature elements is allowed in this area including trees, cacti, boulders and pathways.
- c. Contained Area. There are no restrictions of lighting in the Contained Area other than the general requirements contained herein. Note that lighting may not negatively impact neighboring properties.

3.3.2 Types and Quantity of Lighting - The types of fixtures that may be allowed include, but are not limited to, the following: Up Lights, Path Lights, Wall Lights, Step Lights, Down Lights, Spot Lights, Flood Lights and Under Water Lights. The color of the light fixture and its shield, housing or trim, including exterior soffit lights, shall be compatible with the building color. Plastic light fixtures (e.g. "Malibu Lights") are not allowed. Dark-colored durable metal fixtures are appropriate. Cut sheets for each type of lighting must be submitted with all Plan Submittals.

Per the requirements of the City of Scottsdale, **all** fixtures must have shielded bulbs.

3.3.3 Incandescent, Halogen and LED lamps are allowed. The maximum wattage allowed is: 20 watts for incandescent or halogen bulbs, 7 watts for LED bulbs or the equivalent of 265 lumens measured at 20 feet.

Florescent, High Pressure Sodium, Mercury Vapor and Metal Halide lamps are not allowed.

Diffusers, frosted lenses, and amber, green or blue lenses specifically designed for low voltage lights may be allowed. These materials aid in the reduction of "glare" and "hot spots".

3.3.4 Multiple Fixtures. Multiple fixtures on one landscape element are typical in most landscapes. The goal is to properly light each element chosen, not to light every element. For example, a large tree may require three fixtures; up lights and/or down lights or a combination of both, to properly light it.

3.3.5 Driveway and Pathway Lighting - Driveway and parking area lighting is intended to define the edges of the driving and walking surface and allow

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the safe use of those areas. The spacing of the lighting should “wash” the surface and not create a “runway” effect. Driveway lighting shall not illuminate any areas off of the property. Driveway and pathway fixtures may be pole-mounted or wall-mounted. At no time shall path lights be higher than eighteen inches (18”).

- 3.3.6 Building Illumination - Buildings and walls shall not be lighted with landscape fixture spot or flood lighting in a manner that illuminates more than 33% of the total surface area on any one side of a building. Grazing stone surfaces to create shadowing may be allowed. Back lighting sculptures may be allowed.

Also refer to Section 4.10 for more information on exterior architectural and holiday lighting.

3.4 Turf Grass

Hybrid varieties of live turf and synthetic turf are permitted in contained areas only.

3.5 Decomposed Granite

Decomposed granite in visible areas outside of Contained Areas should closely match the color and texture of the surrounding desert (i.e.: Madison Gold or equivalent). Other earth-tone colored decomposed granite within contained areas may suit the lifestyle and taste of the owner. Non-localized colors of decomposed granite such as white, green, black, etc. are not permitted in Troon Village.

3.6 Landscape Berming and Grading

Landscape berming and grading within visible landscape areas should feature natural contouring and forms (i.e.: maximum 3:1 slopes) that mimic those found in the surrounding desert. Berms should be appropriately scaled horizontally and vertically to blend into the landscape. Note that any regrading of the landscape shall not redirect drainage flows onto neighboring properties or common areas.

3.7 Fire Break

Adequate precautions should be taken with landscaping to protect buildings from brush fires. Please consult with the City of Scottsdale for current guidelines and requirements.

3.8 Swimming Pools

Swimming pools, hot tubs, and spas should be screened or separated from the Natural Area Open Space and from direct view of the streets. Negative edge pools are permitted so long as the exposed vertical water waterfall edge is minimized to avoid a large reflective surface visible from other properties.

3.9 Golf Course Easement Areas

Improvements, other than landscaping approved by the ARC, may not be constructed, erected or installed on golf course easement areas of the Property without the prior approval of the ARC and the Troon Country Club.

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4. ARCHITECTURAL STANDARDS

4.1 Southwest Design

Southwest Design is a broad term for architectural styles such as Ranch, Pueblo (Santa Fe) and Territorial with influences from other cultures including Mediterranean, Native American, Mexican and Spanish Mission styles. The character of these Buildings were generally built with local materials that reflected a response to the local climate and environment. Climatic conditions required builders to consider concepts such as thickened walls and solar orientation to stabilize interior temperatures and include outdoor spaces such as courtyards to create outdoor living areas. The combination of these elements produced architectural styles that were functionally and visually anchored to their site.

The following styles form the foundation for custom home architecture in Troon Village:

- Traditional Southwest/Native American: *Pueblo Style* or *Adobe Style*
- Southwest Ranch & Spanish Territorial: *Mission Style*
- Old world Mediterranean: *Rural and Rustic Adaptations*

Troon Village also features numerous examples of “Southwest Contemporary” architecture. The term “contemporary” is broad in scope and it is important to establish its presence in a manner that is compatible with the desert setting of Troon Village and the other existing traditional desert homes in the community. The expression of contemporary architecture must convey an obvious desert aesthetic. To further reinforce this aesthetic, Troon Village requires that any desert contemporary designs take inspiration from traditional southwestern architectural styles such as Ranch, Pueblo, or Territorial. Desert contemporary characteristics include:

- Low, horizontal massing
- Deep overhangs and deep-set windows and doors
- Desert appropriate colors and materials
- Materials should not be highly reflective
- Residential in appearance and scale, not commercial or industrial looking
- No large unprotected exposed glass elevations

4.2 New Construction or Rebuild – Production Homes

Any new home construction or major rebuild within master planned production builder home neighborhoods in Troon Village **must** be designed to closely mimic the exterior style and finish of the neighboring homes including building materials, windows and door packages, roof tiles, exterior lighting, etc. Any new home construction or major rebuild requires the prior approval of the TVA ARC.

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4.3 Exterior Surface Materials

Exterior surfaces must be masonry, stucco or other regionally appropriate building materials. All exterior wall materials must be continued down to finish grade thereby eliminating unfinished foundation walls.

4.4 Colors

The color of external materials must comply with the Troon Village Association Approved Color Palette as found on the Troon Village website: troonvillageassociation.com. In general, color must comply with the following requirements:

- The main walls of the home may be painted any color from color groups 1 through 10.
- The main walls of the home may not be painted any trim or accent color.
- Small elements of exterior walls may be painted any color from color groups 1 through 10, and/or any color from the light, medium & dark trim colors.
- Garage doors, home doors, roof eaves, window frames and other trim, as well as wrought iron fencing and gates should be painted, stained or finished in a color or material that complements the color and style of the home.
- NOTE: Flat roofs that are visible from the street or other Lots must be painted a color that closely matches a color from the Troon Village Association Approved Color Palette. **WHITE ROOFS WILL NOT BE PERMITTED.**

Exceptions

If an Owner wishes to use a color for any exterior surface that varies from the approved paint palette, the Owner may be able to do so based on one of the following reasons:

- Paint color same as existing color: If the paint color is the same as the existing paint color and the Owner is simply repainting with the existing color, the Owner will be allowed to proceed upon the required ARC Request and approval process. However, Sub-Association approval may still be required, if the Sub-Association has pre-approval requirements.
- Paint color not previously approved: If the paint color is not the existing color on the Lot, the Owner may submit for a variance from the Architectural Standards and Procedures for the requested paint color. If the Sub-Association in which the Owner resides has pre-approval requirements, the Owner may first be required to obtain Sub-Association approval for this variance. Once the Owner has obtained the approval of the Sub-Association, the ARC will review the proposed color to determine if it is within the range of colors acceptable by the Committee.

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4.5 Walls (Retaining, Privacy, Courtyard & Screen Walls) & Fences

Walls are typically used for privacy and to delineate the Contained Areas from the remainder of the Development Envelope. Additionally, walls may be utilized to screen utilities such as HVAC units, guest parking and trash containers from the street, retain site grades to create building pads, etc.

Walls are required as screening to enclose all above ground garbage and trash containers and other outdoor maintenance and service facilities. Walls should be a visual extension of the architecture of the home and must be located within the Development Envelope. Such walls must be a minimum of eight (8) inches thick and constructed of masonry or other material compatible with the home. The maximum allowable height of walls shall be eight (8) feet measured from the top of the exterior side of the wall to finished ground level and a wall may not exceed an average of six (6) feet in height measured as herein provided. In areas where walls exceed six-feet (6') in height, additional landscape screening may be required. The color of walls must conform to the color standards set forth in Section 4.3 above. Walls will not be allowed to be built that delineate property lines or the Development Envelope, as determined by the ARC.

View fencing is the preferred method of defining contained areas, thus avoiding long runs of solid fence customarily found in more urban areas and traditional production home neighborhoods. View fencing such as wrought iron, decorative metal, "sticks in the desert" rebar fence, etc. should be used to enhance views of the surrounding desert and golf course. View fence materials should be a color, material and/or finish that complements the style and palette of the home. Small mesh screening may be used as a means to mitigate indigenous wildlife from entering contained areas so long as the screen closely matches the color of the adjacent view fence.

4.6 Reflective Finishes

Highly reflective exterior finishes (other than glass, which may not be mirrored) are not permitted.

4.7 Windows

All aluminum window frames must be anodized-bronze or other complementary color acceptable to the ARC. Replacement windows must match the existing style, mullion/muntin patterns, exterior casings, sills and colors of the existing window package. Stucco repairs and repainting may be required and must match the existing condition.

4.8 Roofs

All roofs shall be of a material, color and texture approved by the ARC. The ARC may approve pitched roofs up to a maximum pitch of 4 in 12. The flat roofs that are visible from the street or other Lots must conform to the color standards set forth in Section 4.3.

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Metal roofs may not be made of a highly reflective or glossy material or finish. Colors that complement the color and style of the home are required on painted materials such as standing seam roofs. Unfinished metal (i.e.: copper, corrugated metal, etc.) must be oxidized or weathered to minimize reflectivity.

4.9 Roof Mounted Equipment

Pursuant to Section 4.06 of the Declaration, except for approved solar energy devices, air conditioners and other roof mounted equipment are prohibited unless a part of the original, approved construction (i.e.: Skye Top). Except as specifically stated otherwise within these architectural standards and procedures, no air conditioners or other equipment are allowed on any roof. All such equipment shall be ground mounted and any new equipment must be screened from view from neighboring properties regardless of the location.

Unless governed by 47 C.F.R. § 1.400 (Over-the-Air Reception Devices Rule), as amended, repealed, or recodified, no antenna or other device for the transmission or reception of television, internet or radio signals or any other form of electromagnetic radiation or other associated equipment shall be erected, used or maintained outdoors on any Lot or Parcel or Common Area, whether attached to a building or otherwise, so as to be visible from neighboring property or the street, unless approved in writing by the ARC. Any devices governed by 47 C.F.R. §1.400 (Over-the-Air Reception Devices Rule), as amended, repealed, or recodified, shall comply with the Troon Village Antenna and Satellite Dish Policy, set forth below.

4.10 Exterior Architectural Lighting

Exterior architectural lights are permitted subject to compliance with city dark sky lighting ordinances (light source must not be visible from neighboring properties). exterior architectural lighting must not interfere or compete with the night-time views of the desert, surrounding mountains and the valley below. (Declaration Section 4.08)

Note: Holiday lighting is permitted no more than 30 days before a holiday and must be removed within 15 days after the holiday. String-type holiday lighting may not be permanently installed on the home and/or landscape elements.

Bistro style string lights, including temporary installations, may only be used in locations that do not negatively impact neighboring homes or properties per City of Scottsdale dark sky ordinances. Bistro style string lights may not be installed without the prior approval of the ARC.

4.11 Entry Pylon

An entry pylon at the entrance to each driveway which provides a lighted identification of the address shall be required on each Lot. The entry pylon must be illuminated from 6:00 p.m. to 6 a.m. (Declaration Section 4.08)

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4.12 Storage Tanks

Pursuant to Section 4.09 of the Declaration, all fuel tanks, water tanks, or similar storage facilities shall be installed or constructed underground, except that above-ground propane tanks shall be permitted to be placed on a lot so long as they are appropriately screened in a manner that has received the prior written approval of the Architectural Review Committee so as not to be visible from any neighboring property, as provided by the Board resolution adopted on March 18, 2013 and amended on March 17, 2014.

4.13 Tennis Courts and Sports Courts

Tennis courts and sports courts shall not be permitted on any Lot. Tennis courts shall be allowed as common recreational facilities within, and serving generally, an area covered by a Tract Declaration. (Declaration Section 4.10)

4.14 Building Height Restrictions

The maximum permitted height for any Improvement within the Property, excluding any chimneys, is 20 feet, with the height being measured from the highest, preconstruction natural grade within the footprint of the home to the highest projection of the Improvement. Building height is measured based on the contiguous under roof portion of the Improvement and does not include retaining walls or other non-habitable portions of the Improvement such as driveways, patios, Transitional landscape areas, etc. (Declaration Section 4.11)

The following exceptions to the maximum height requirement are permitted:

4.14.1 The maximum permitted height for any building, condominium or townhouse development is 30 feet, excluding the chimneys, if any, with the height being measured from the finished ground floor grade of the Improvement as determined by the Grading and Drainage Plan approved by the City of Scottsdale and the ARC; and

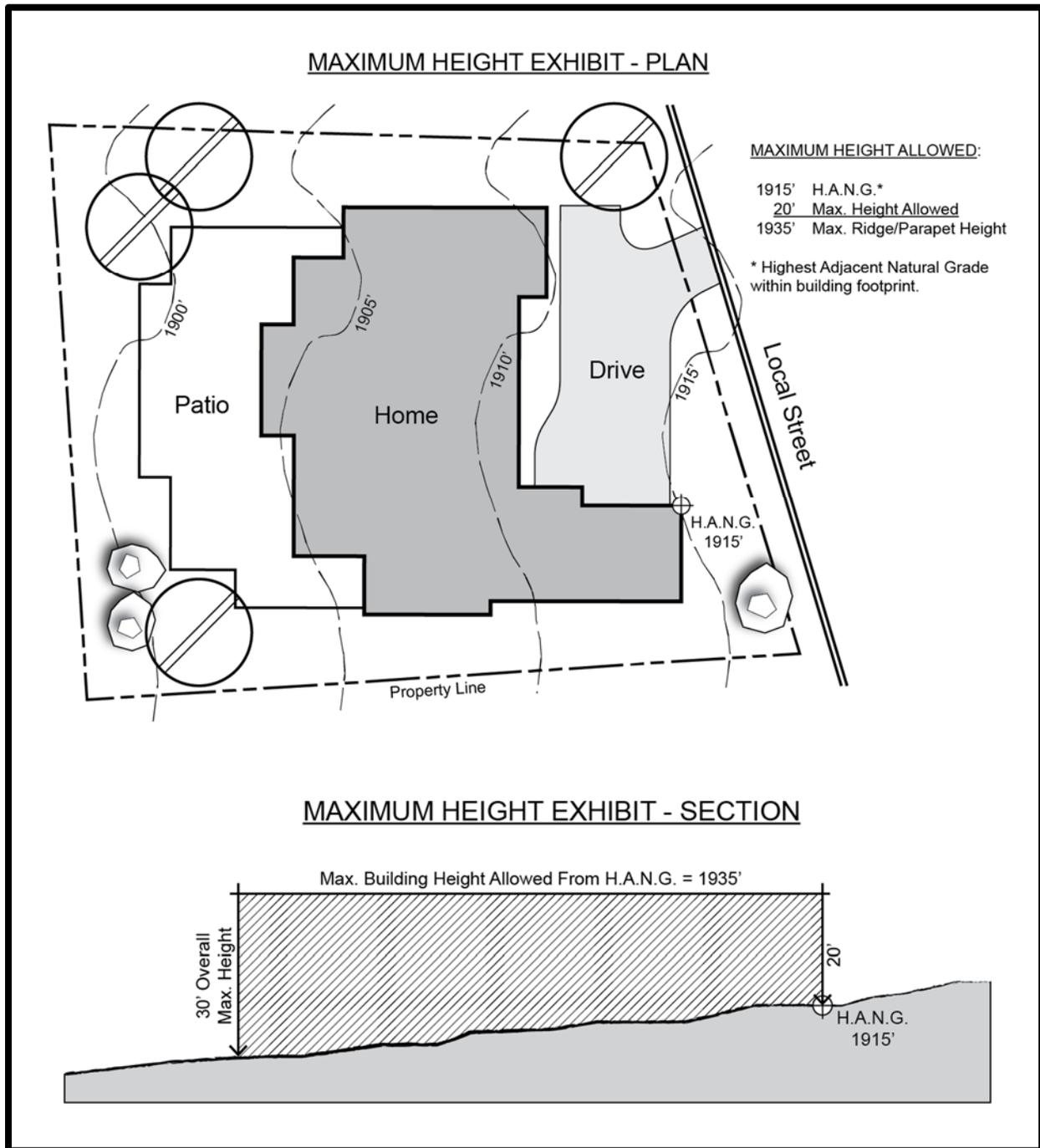
4.14.2 If the Improvement is constructed on a sloping Lot or Parcel, the Improvement may extend a maximum of 10 feet below the midpoint of the preconstruction natural grade within the perimeter of the Improvement, with a maximum height of 30 feet measured from the lowest finished floor to the highest projection of the Improvement.

No Improvement having more than two (2) stories shall be permitted on the Property.

See Section 5.5 regarding Improvement height verifications required during construction.

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4.15 Chimney Height Restrictions

Chimneys may be constructed on a single-family residence or building provided no chimney is more than 2 feet higher than the highest point of the roof. (Declaration Section 4.11)

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4.16 Garage Doors and Carports

New or replacement garage doors should be selected to complement the architectural style of the home and require the prior approval of the ARC. Materials such as wood, metal, composite “wood look” and other durable materials are encouraged. Glass panel doors allow light emission and therefore are only permitted in locations that do not impact neighboring properties. All new or replacement doors require the approval of the ARC.

As provided by the board resolution adopted on March 18, 2013 and amended on March 17, 2014, upon receiving the prior written approval of the ARC, a lot shall be permitted to have any one of the following: (i) up to three (3) separate garage doors of no more than 8 feet high by 12 feet wide or (ii) one (1) double garage door of no more than 8 feet high by 24 feet wide and (if requested) up to one (1) separate garage door of no more than 8 feet high by 12 feet wide. Notwithstanding the foregoing, if the area of the lot is 65,000 square feet or more, the Architecture Review Committee may permit more than 3 garage doors (including one or more double garage doors of no more than 8 feet high by 24 feet wide) in garages on those lots.

Modifications to the restrictions in the preceding paragraph may be granted by the Board of Directors. Applicants seeking a modification should make the request to the ARC. The ARC will consider the proposed design and its effect on the surrounding neighborhood and, if appropriate, recommend the Board grant the request. **ALL VARIANCES REQUIRE THE APPROVAL OF THE TVA BOARD OF DIRECTORS; THE ARC CAN NOT GRANT ANY VARIANCES.**

Carports and parking canopies shall not be permitted on Lots but shall be permitted elsewhere within the Property, subject to the provisions of Article 8 of the Declaration. All carports and parking canopies shall be architecturally integrated into the primary building to which they are ancillary and shall be appropriately screened from view, as determined by the ARC. (Declaration Section 4.14)

4.17 Security Doors and Window Covers

Metal security doors and window covers may be permitted subject to the prior approval of the ARC. Security screen doors should be modestly detailed with very little or no ornamentation. The color and design should complement the architectural style of the home.

While rolling metal window covers are desirable for solar protection and security, they are generally considered unattractive and have an industrial appearance. The ARC strongly encourages owners to find other solutions for solar protection that do not change the exterior appearance of the home. The ARC will consider such window coverings subject to the following:

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- The color must be a complementary, slightly contrasting color to minimize a total monochrome appearance.
- The coverings should have a residential look, not commercial or industrial look.
- Coverings may only be placed on south and western exposures that are not protected with overhangs such as patio covers, awnings or other elements. Whole home applications will not be permitted.

4.18 Flagpoles

Flagpoles are not to exceed a height that is determined by measuring the distance between the highest foundation of the home and the rooftop of the home. In no event shall the flagpole be higher than the rooftop of the home. Additionally, to the extent that space is available, the flagpole must be installed within the building set back set forth in Appendix E.

4.18.1 Only one flagpole is permitted per lot.

4.18.2 Only the following flags may be displayed, and such flags must be displayed in a manner consistent with the Federal Flag Code (P.L. 94-344): The United States flag, the Arizona state flag, the flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, the POW/MIA flag, an Arizona Indian Nations flag, or the Gadsden flag.

4.18.3 No more than two (2) of the flags noted above may be displayed at any one time. The flag on a flagpole shall be of a reasonable size as determined by the ARC.

4.18.4 Owners installing flagpoles must take reasonable efforts to mitigate the noise created by the flagpole and all related hardware.

4.18.5 Illumination of the flag and/or flagpole must be approved by the ARC. Lighting must be positioned such that it does not impact the dark sky view of surrounding properties.

4.18.6 If the flagpole, or its installation, causes physical damage to any other Lot or the Common Areas, the Owner of the Lot shall be responsible for all damage caused.

4.18.7 Prior to installation of a flagpole on any lot, the Owner must submit an application with the ARC requesting approval for installation of the flagpole. The ARC will consider the height of the flagpole, the requested location of the flagpole, the efforts of the Owner to mitigate noise created by installation of the flagpole and related hardware, and the request, if any, to illuminate the flag and flagpole. The ARC shall not unreasonably deny a request to install a flagpole, but retains the right to approve the flagpole subject to the above height, location, noise and/or light restrictions.

4.18.8 Display of the flags listed above shall also be permitted on a bracket mounted on the house.

4.19 Signs

4.19.1 Security Signs

- a. May not exceed 120 square inches.

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- b. Metal signs are allowed, mounted on metal posts a maximum of 1" square, no higher than 20" to top, no closer than 8' to the street and parallel with the street.
- c. Signs may not be mounted on a wall or on fencing.

4.19.2 Real Estate Signs

- a. One commercially-produced "For Sale", "For Lease/Rent" and "Open House" signs and sign riders in conformance with the industry standard size will be permitted on an Owner's Lot and open houses will be permitted between the hours of 8:00 am and 6:00 pm.
- b. Information or flyer boxes may be installed but they may not be open tubes or boxes; they must have an automatic closer.
- c. "For Lease/Rent" signs and "Open House" signs for rental properties for any lease or rental period of less than six (6) months are prohibited.

4.19.3 Construction Signs

- a. Metal or wood signs no larger than 18" by 24" are permitted. Only one (1) sign per lot and no signs are permitted on the golf course side where the lot adjoins the Troon Country Club.
- b. Sign is to be mounted on a single 4" by 4" post.
- c. Installation is to be no higher than 36" to the top and must be parallel to the curb, and no closer than 3' to the curb.
- d. Only one (1) rider sign is permitted and be no more than 6" high and no wider than the main sign.
- e. Construction signs are limited to the primary contractor. Sub-contractors, financing institutions, service-providers or any other signs are not permitted.

4.19.4 Political Signs

Political signs are permitted in accordance with the Scottsdale Zoning Ordinance but cannot be installed sooner than seventy-one (71) days prior to an election and must be removed no later than three (3) days after an election.

IMPORTANT NOTICE: ALL OTHER SIGNS, WITH THE EXCEPTION OF THOSE REQUIRED BY LAW OR WHICH THE ASSOCIATION IS REQUIRED BY LAW TO ALLOW, ARE PROHIBITED.

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5 DESIGN REVIEW PROCEDURES

The design review process varies with the scope of work to be performed. Small architectural changes, such as a repaint of an existing home, can be “fast tracked,” while projects like new home construction require a more extensive review and approval process. The following is a summary of the various application options:

Application Form	Project Description	Construction Cost
Form 1	New home construction and major remodeling	\$200,000 or more
Form 2	Major exterior architectural change or addition	\$25,000 - \$200,000
Form 3	Mid-size exterior architectural change	\$5,000 - \$25,000
Form 4*	Small exterior architectural change	\$5,000 or less
Form 5A*	Exterior paint	N/A
Form 5B*	Flat roof resurfacing	N/A
Form 6	Major landscape renovation including landscape lighting	\$5,000 or more <u>and</u> any lighting project
Form 7*	Solar energy devices	N/A
Form 8*	Satellite dish or antenna	N/A
Form 9*	Temporary construction dumpster placement**	N/A

*Indicates fast track review item.

**While a project that involves solely interior renovations generally does not require prior written approval from the ARC, placing a dumpster on the Lot to hold construction debris from such a project does require ARC approval pursuant to Section 4.19 of the Declaration. Form 9 further describes the permissible location of such dumpsters, as well as the terms and conditions that must be followed for the dumpster to remain in place during the project.

A complete project description, submittal requirements and application fees for each project can be found at www.troonvillageassociation.com under the Architectural Review tab, in the “Architectural Request Forms” folder.

New Home Construction, Major Remodeling, Major Exterior Architectural Changes:

Note: all preliminary and final submittals must be received five business days prior to the next scheduled ARC meeting in order to be added to the agenda. The ARC meeting schedule can be found online at www.troonvillageassociation.com

The Review and Approval Process consists of:

1. Sub Association reviews (if applicable)
2. Preliminary Submittal
3. Preliminary Review
4. Final Submittal
5. Final Design Review and Approval

NOTE THAT INCOMPLETE SUBMITTALS WILL NOT BE REVIEWED.

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This section also contains information regarding setback and height verifications, appeal and variance procedure, construction inspections, and construction changes.

5.1 Preliminary Submittal

A Preliminary Submittal, including the submittal form and all of the exhibits outlined below, must be submitted to the ARC for review. To assist the ARC in its evaluation of the Preliminary Submittal, the Owner shall, if requested, provide preliminary staking of the corners of the Lot and Residence or major Improvements and at such other locations as the ARC may request.

The Preliminary Submittals shall include:

5.1.1 Preliminary Grading and Drainage Site Plan

Preliminary Grading and Drainage site plan prepared by an Arizona licensed civil engineer should show the locations and areas of the entire Development Envelope including the Residence, other accessory buildings, driveways, parking areas, patios, pools, courtyards, rear yard walls and retaining walls and fences. The Grading and Drainage Plan should show all grading including existing and proposed contours and topographic features such as washes, rock outcroppings, and elevations of all buildings, floors, patios, and terraces, top of wall elevations, etc. shown in relation to site contour elevations. Indicate on the plan the locations of any above ground mechanical equipment such as air conditioner units and pool equipment.

5.1.2 Architectural Plans Including Floorplan, Roof Plan and All Exterior Elevations

- Provide floor plan showing both existing and proposed grades.
- Provide a preliminary roof plan overlaid on the existing topography with all ridge and parapet heights annotated.
- Provided elevations of all sides of the home with all exterior materials noted on the elevations.
- Preliminary Color and Materials Board

5.1.3 Check – A non-refundable Design Review fee made payable to *Troon Village Association* (see application form for review fee).

5.1.4 Architectural Review Request Form – Download from TVA’s website: troonvillageassociation.com

5.2 Preliminary Review

Once an Owner has delivered the Preliminary Submittal package to the ARC, the ARC will review the Preliminary Submittal for conformance to these Architectural Standards and Procedures. A letter will be issued with to the applicant with the results of the ARC preliminary review. No verbal approval of plans will be given.

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Outcomes of the Preliminary Review may be:

- 5.2.1 Approved as Submitted
- 5.2.2 Approved as Noted, where required revisions, corrections or comments made by the Committee are incorporated into the drawings for the Homeowner to incorporate into the Final Submittal
- 5.2.3 Disapproved, in which case the original Preliminary Submittal will need to be resubmitted before proceeding to the Final Submittal

5.3 Final Submittal

After the Preliminary Submittal is approved, the Final Submittal package shall be submitted to the ARC for review and approval. Incomplete submittals will be not accepted.

Final Submittals shall include one (1) full size hard copy, (1) 11x17" hard copy and one (1) digital copy in PDF format of the following:

- 5.3.1 Construction Documents - Lot survey, architectural site plan, floor plan, roof plan superimposed over existing topography with roof ridge and parapet elevations annotated, exterior building elevations of all sides of the home, Building sections, electrical and mechanical plans, all structural framing and foundation details as required to illustrate the entire project.
- 5.3.2 Grading and Drainage Plan – provide a final Grading and Drainage Plan prepared by an Arizona licensed civil engineer.
- 5.3.3 NAOS - the unrecorded but fully executed Natural Area Open Space easement (including legal description).
- 5.3.4 Color Board - Samples of all exterior materials and colors on an 8 ½ x 11 format. Paint and stain color samples are to be original manufacturer's paint chips with name and number of the color(s) indicated (no reproductions allowed). Roofing material samples are to be manufacturer's cut sheet or brochure photos. Color boards are to be labeled with the Owner's name, filing date and Lot number.
- 5.3.5 Exterior Lighting Details - showing fixture details (manufacturer catalog cut sheet or a photo).
- 5.3.6 Landscape Plan - in the same scale as the site plan showing locations and types of all existing and proposed plants, ground cover, area to be irrigated, any decorative features such as pools, planters, walk ways, imported rocks, any landscape lighting, etc. See Appendix A thru D for lists of approved and prohibited plants. A copy of the Native Plant Inventory must be submitted with the landscape plans.
- 5.3.7 Construction Site Plan – provide site plan showing location of temporary construction fencing, native plant storage nursery, dumpster and J-John locations.
- 5.3.8 Construction Schedule - indicating approximate completion dates for foundation/footers, framing, dry-in, completion of landscaping work, and anticipated occupancy date.

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- 5.3.9 Construction Deposit – a refundable construction deposit is required with the final submittal. See section 6.1 for more information.

All final documents must have the following information on each sheet: Owner's name, address, Lot number, subdivision and date. Deliver or mail the complete final submittal to the address listed on the Architectural Review Request form. Incomplete submittals will not be accepted.

5.4 Final Design and Approval

Upon receipt of the complete Final Submittal package, the ARC will review the submittal for conformance to these Architectural Standards and Procedures and to any preliminary approval stipulations. The ARC will hold a Final Design Approval meeting for the purpose of issuing approval of the plans. The Owner or Owner's agent may attend the Final Design Approval meeting. If the plans are approved, the ARC will provide a written Final Review to the Owner stating that the plans are in compliance with all the current rules and guidelines. If the plans are not approved, the Owner will receive a written review detailing the items that are out of compliance.

- 5.4.1 Re-submittal of Drawings - In the event of disapproval by the ARC of the Final Submittal, any resubmissions of drawings must follow the same procedure as the original submittal. If final drawings need to be re-submitted, additional review fees may be required.
- 5.4.2 Construction Permit and Building Codes - Securing the building permit is the responsibility of the Owner and/or Builder. Construction shall be in accordance with the Final Submittal approved by the ARC and all County Codes. In the event that a design guideline and a code issue do not correlate, the more restrictive of the two shall take precedence. NOTE THAT ALL PERMITS AND FEES ARE THE RESPONSIBILITY OF THE APPLICANT.
- 5.4.3 Additional Construction and/or Exterior Changes - Any design changes to the approved drawings must first be submitted for review and approval by the ARC. Any changes, deletions or additions to the Final Submittal must be approved by the ARC before incorporating these changes into the construction project. Minor design change documents may be attached to the Final Submittal and reviewed under the original review fee. Substantial or major changes may require a separate review and fee, as determined by the ARC. Any and all additional Improvements made on an Owner's Lot after the Final Inspection will be required to be submitted separately and will require a separate review and fee. Please note that failing to submit for ARC approval before undertaking a change, deletion, or addition or failing to construct pursuant to plans approved by the ARC may subject you to enforcement action by the Association, which may include, but is not limited to, levying of fines, the issuance of a stop work order by the ARC until such time as the changes are submitted and approved by the ARC, or legal action by the Association.

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5.5 Verifications

5.5.1 Setback Verification Survey

Upon completion of staking and before proceeding further with any construction activity, the Owner shall submit to the ARC a Setback Verification Survey prepared by a licensed civil engineer showing the Improvement is within and complies with all required setback requirements as shown in the approved plans.

Any Owner failing to provide the required Setback Verification Survey may be subject to enforcement action by the Association, which may include, but is not limited to, levying of fines, the issuance of a stop work order by the ARC until such time as the Setback Verification Survey is submitted and approved by the ARC, or legal action by the Association.

5.5.2 Height Verification Survey

Upon completion of framing, and before proceeding further with any construction activity, the Owner shall submit to the ARC a Height Verification Survey prepared by a licensed civil engineer showing:

- the elevation of the finished floor and
- the elevation of the highest point of the building such as the peak of the ridge or the highest parapet of the building and
- the elevation of the Highest Adjacent Natural Grade (HANG)

Any Owner failing to provide the required Height Verification Survey may be subject to enforcement action by the Association, which may include, but is not limited to, levying of fines, the issuance of a stop work order by the ARC until such time as the Height Verification Survey is submitted and approved by the ARC, or legal action by the Association.

5.6 Sub-Association Reviews

Some Sub-Associations in Troon have their own Architectural Review Committees. If a Sub-Association ARC review is required, this review and approval must be obtained prior to submitting review requests to the TVA ARC. Contact the Sub-Association Property Manager to determine the Sub-Association review process and requirements.

5.7 Commencement of Construction

Upon receipt of written approval from the ARC, the Owner shall, as soon as practicable, satisfy all conditions thereof, if any, and diligently proceed with the commencement and completion of all construction pursuant to the approved plans. The Owner shall satisfy all conditions and commence construction pursuant to the approved plans within six (6) months from the date of such approval. If the Owner fails to comply with this paragraph, any approval given shall be deemed revoked unless, upon the written request of the Owner made to the ARC prior to the

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expiration of said six-month period and upon a finding by the ARC that there has been no change in circumstances, the time for such commencement is extended in writing by the ARC. The Owner shall in any event complete construction of the foundation and all exterior surfaces (including the roof, exterior walls, windows and doors) of any Improvement on their Lot or Parcel within one (1) year after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to the Owner due to strikes, fires, national emergencies or natural calamities. Landscaping of each Lot or Parcel must be completed within three (3) calendar months following completion of construction of the Improvements on each Lot or Parcel.

5.8 Non-Waiver

The approval by the ARC of any plans, drawings or specifications for any work done or proposed, or in connection with any other matter requiring the approval of the ARC under the Architectural Standards and Procedures or the Declaration, including a waiver by the ARC pursuant to Paragraph 5.9, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar plan, drawing, specification or matter whenever subsequently or additionally submitted for approval.

5.9 Right of Waiver

The ARC reserves the right to waive or vary any of the Standards and Procedures set forth herein at its discretion, for good cause shown, if the Committee determines in its discretion: (a) that the procedure or standard would create a substantial hardship or burden on an Owner, and (b) that the waiver will not have any substantial adverse effect on the Owners in Troon Village and is consistent with the above expressed Troon Village Philosophy.

5.10 Appeal and Variance Procedures

This policy applies to an Owner's request to the Board for a variance of the use restrictions in Article 4 of the CC&Rs and to an Owner's appeal to the Board from a decision of the ARC.

5.10.1 Appeals and Variances Relating to Architectural Review Committee Decisions

Any exterior change in Troon Village is required to be submitted by the Owner to the ARC for review and approval. The ARC has the ability to approve changes that are in compliance with the CC&Rs and Architectural Standards and Procedures only. Changes requested by an Owner that are not in compliance with the CC&Rs and/or Architectural Standards and Procedures will require an appeal and/or variance from the Board. Approvals, including any applicable appeals and/or variances must be received by the Owner in writing prior to any exterior work being performed. An Owner whose request is denied may appeal to the TVA Board and/or may request that the TVA Board grant a variance from the CC&Rs. **NOTE THAT THE ARC CAN NOT GRANT VARIANCES. VARIANCES MAY**

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ONLY BE APPROVED BY THE TVA BOARD OF DIRECTORS.

Definition of a Variance vs. an Appeal:

- a. *Variances:* Article 4, Section 4.33 of the CC&Rs provides that Owners may ask the Board for a variance of the use restrictions in Article 4 of the CC&Rs. Thus, if the reason for the ARC denial of plans is due to non-compliance with the CC&Rs, the Owner may appeal the ARC decision to the Board, so long as the criteria in Section 4.33 is met. Section 4.33 sets forth the criteria for a variance.
 1. Either:
 - i. enforcement of the restriction would create a substantial hardship or burden on an Owner or Occupant, or
 - ii. a change of circumstances since the CC&Rs were recorded has made the restriction obsolete; and
 2. The activity permitted under the variance will not have any substantial adverse effect on the Owners and Occupants within Troon Village and is consistent with the high quality of life intended for residents of Troon Village.
- b. *Appeals:* Article 8, Section 8.05 of the CC&Rs gives Owners and Occupants the right to appeal a decision of the ARC to the Board. Thus, if the reason for the ARC denial of plans is due to non-compliance with the Architectural Standards and Procedures, aesthetic reasons, or for any reason other than non-compliance with the CC&Rs, the Owner may appeal the ARC decision to the Board.
- c. Below is the process for an appeal and/or variance request:
 1. Two full sets of preliminary plans are submitted by the Owner to the ARC along with the appropriate Architectural Review Request Form. Forms can be found on Troon's web page: troonvillageassociation.com.
 2. If there are any items that are out of compliance with the CC&Rs, they are redlined on the plans and noted on the Architectural Review Checklist. The Committee may not approve anything that does not comply with the CC&Rs.
 3. If there are any items that are out of compliance with the Architectural Standards and Procedures, they are red-lined on the plans and noted on the Architectural Review Checklist. The Committee may not approve anything that does not comply with the Architectural Standards and Procedures with the exception of paint colors not on the approved list that are within the range of colors acceptable by the committee and exterior re-paint of a paint color currently existing on the specific Lot.
 4. The plans are then returned to the Owner with a letter indicating that

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the plans are 'Approved as Submitted', 'Approved as Noted' or 'Need to be Revised and Resubmitted'. Any items that are out of compliance with the CC&Rs or Architectural Standards and Procedures are listed and referenced in the letter.

5. At this point, if items are noted as out of compliance with the CC&Rs and the Owner believes that they have a reason as to why they should be granted a variance from the CC&Rs (see CC&Rs 4.33), they may seek a variance from the TVA Board. If the Owner chooses to ask for a variance instead of revising the plans to be in compliance, they must submit the plans showing the items needing a variance and a written request to the Board indicating why the variance is being requested. See TVA Board Request Form Variances or Appeals located on the TVA website, troonvillageassociation.com.
6. If the plans are not 'Approved as Submitted' for any reason other than non-compliance with the CC&Rs (i.e. non-compliance with the Architectural Standards and Procedures, aesthetic reasons, etc.), the Owner may appeal the ARC decision to the TVA Board. If the Owner chooses to appeal instead of revising the plans, they must submit the plans showing the area of appeal as well as a written request to the Board indicating why the appeal is being requested.
7. Once the written request for appeal or variance is received by the TVA community manager, the appeal and/or variance request will be added to the next Board meeting agenda and the Owner will be notified of the meeting date and place. Owners (or their representative) need to be present at the Board meeting to present their variance request. Thus, if an Owner is unable to attend the next Board meeting, the variance request may be heard at a future meeting the Owner is able to attend. The ARC chairperson or their representative who is versed on the issue will also be present if necessary to present the opinion of the ARC. The Board will then make a decision as to the approval or denial of the appeal and/or variance. All Board decisions (on the items for which variances were requested or appeals were made) are final.
8. The Owner and the ARC will be notified in writing of the Board's decision with regards to the appeal and/or variance hearing within 15 days of the hearing. If the Board grants the Owner's appeal, the prior decision of the ARC is modified to the extent specified by the Board.
9. If the Board grants the Owner's request for a variance, the Owner should then resubmit the plans with the variance approval and/or any necessary changes for final review and approval of the ARC. After the final plans are submitted and approved by the ARC, the Owner will be given written confirmation of approval and any variances granted and permitted to start construction.

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5.10.2 Variances Unrelated to Architectural Review Committee Decisions

- a. Article 4, Section 4.33 of the CC&Rs provides that an Owner may ask the Board for a variance of the use restrictions in Article 4 of the CC&Rs, so long as the criteria in Section 4.33 are met. Section 4.33 sets forth the criteria for a variance:
 1. Either:
 - i. enforcement of the restriction would create a substantial hardship or burden on an Owner or Occupant, or
 - ii. a change of circumstances since the CC&Rs were recorded has made the restriction obsolete; and
 2. The activity permitted under the variance will not have any substantial adverse effect on the Owners and Occupants within Troon Village and is consistent with the high quality of life intended for residents of Troon Village.

- b. Below is the process for a variance request:
 1. If an Owner believes that there is a reason as to why an Owner should be granted a variance from any provision of the CC&Rs, then, pursuant to Section 4.33 of the CC&Rs, the Owner may seek a variance from the TVA Board. The request for a variance must be submitted in writing to the TVA management and must include an explanation of how the variance meets the criteria under Section 4.33 of the CC&Rs. See TVA Board Request Form Variances or Appeals located on the TVA website, troonvillageassociation.com.
 2. Once the written request for a variance is received by TVA management, the variance request will be added to the next Board meeting agenda and the Owner will be notified of the meeting date and place. Owners (or their representative) need to be present at the Board meeting to present their variance request. Thus, if an Owner is unable to attend the next Board meeting, the variance request may be heard at a future meeting the Owner is able to attend.
 3. The Board will then make a decision as to the approval or denial of the variance and the Owner will be notified of the Board's decision. All Board decisions are final.

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6 CONSTRUCTION DEPOSIT AND ON-SITE CONSTRUCTION REVIEWS

6.1 Construction Deposit

With the final submittal, the Owner or the Owner's Builder or Representative must deliver a cash Construction Deposit (Security Deposit or Modification Deposit, depending on the type of project) in the amounts specified below.

For new builds or rebuilds of the main Residence, the Security Deposit shall be \$7,500. For all other additions, expansion, or other Improvements where the Committee (or the Committee's Chairperson) determines that a deposit shall be required (hereinafter referred to as a "Modification"), the Modification Deposit shall be \$5,000.

The following procedures shall apply to all Construction Deposits:

- a. For new builds or rebuilds of the main Residence, the Construction Deposit shall be referred to as a Security Deposit, pursuant to A.R.S. 33-1817. The Security Deposit shall be placed in a trust account whose cost shall be shared equally between the Association and the Owner. Any interest earned on the Security Deposit shall become part of the Security Deposit.
- b. For all Modifications, the Construction Deposit shall be referred to as a Modification Deposit.

6.2 FIRST COMMITTEE REVIEW FOR CONFORMANCE

- a. The Committee or its designee shall perform a formal review of the work in progress at any time during the construction for the purpose of confirming compliance with the approved plans. The Committee shall provide the Owner and/or his agent with reasonable notice of the date and time of the inspection, and the Owner and/or his agent shall have the opportunity to attend the inspection.
- b. For all new builds or rebuilds of the main Residence, the Committee shall issue a formal report of this first review within five (5) business days after the inspection, noting any deficiencies, violations or unapproved variations from the approved plans. For all Modifications, a report of the review will be issued within thirty (30) calendar days after the inspection.
- c. Absence of such review and notification during the construction period does not constitute approval by the Committee of work in progress or of compliance with these Guidelines or the Association's other governing documents.

6.3 SECOND (FINAL) COMMITTEE REVIEW FOR CONFORMANCE

- a. Upon substantial completion of any Residence or other Modification for which approval of the Final Design Submittal was given by the Committee, a second (final) review will be scheduled prior to occupancy.
- b. The Committee shall provide the Owner and/or his agent with reasonable notice of the date and time of the inspection, and the Owner and/or his agent

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- shall have the opportunity to attend the inspection.
- c. For all new builds or rebuilds of the main Residence, a formal report of this second review will be issued within five (5) business days after the inspection, noting any deficiencies, violations or unapproved variations from the approved Final Design Submittal. If the Association's final inspection report does not indicate any deficiencies, violations, or unapproved variations from the approved plans, the Association shall release the Security Deposit to the Owner within thirty (30) calendar days of issuing the final inspection report. If the final inspection report identifies any deficiencies, violations or unapproved variation from the approved plans, the Owner shall have 180 days to bring the deficiencies noted in the report into compliance with the approved plans and these Guidelines. If the deficiencies noted in the final inspection report are corrected before the 180-day period expires, the Association shall release the Security Deposit to the Owner within thirty (30) days of the Committee's verification of the Owner's compliance. At the end of the 180-day period, if the deficiencies are not corrected, the Security Deposit shall be released to the Association for use as the Board directs.
 - d. For all Modifications, a report of the review will be issued within thirty (30) calendar days after the inspection. If the Association's final inspection report does not indicate any deficiencies, violations, or unapproved variations from the approved plans, the Association shall release the Modification Deposit to the Owner within thirty (30) calendar days of issuing the final inspection report. If the Committee's final inspection report identifies any deficiencies, violations or unapproved variation from the approved plans, the Owner shall have thirty (30) calendar days to bring the deficiencies noted in the report into compliance with the approved plans and these Guidelines. If the deficiencies are corrected before the thirty (30) day period expires, the Association shall refund the Modification Deposit to the Owner within thirty (30) calendar days of the Committee's verification of the Owner's compliance. At the end of the thirty (30) day period, if the deficiencies noted in the final inspection report are not corrected, the Modification Deposit shall be released to the Association for use as the Board directs.

These Construction Deposit Guidelines do not preclude the use of any other remedy available to the Association by law or under its governing documents to address violations related to construction and unapproved variations from the approved plans.

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7 CONSTRUCTION REGULATIONS

Refer to Troon's web site for the most current TVA and Sub-Association Construction Regulations at: troonvillageassociation.com

7.1 Construction Fencing – New Home Construction

To help prevent personal injury and property damage and to protect the NAOS areas from damage due to construction operations, a chain-link fence at least five feet (5'-0") high shall be installed to completely enclose the construction area immediately upon de-vegetation and prior to site grading. The fence shall follow, or be within the approved Development Envelope. The fence shall be maintained intact until the ARC (ARC) approves its removal at the completion of construction. The plant nursery, construction material storage and dumpsters must all be contained within the chain-link fence unless specifically approved in advance by the ARC. The construction gate shall be secured by a combination lock. The Owner or his Builder will provide the combination lock code to the ARC to facilitate access for in-progress inspections.

7.2 Construction Fencing – Remodels and Additions

Construction fencing may be required for a major remodel or additions at the discretion of the ARC.

7.3 Pre-Construction Meeting

All new home construction projects and major remodels and additions require a pre-construction meeting with the TVA ARC and sub-association property manager (where applicable).

Please note that many sub-associations within Troon Village have their own construction requirements (dumpster locations, hours of operation, etc.). It is the responsibility of the owner or applicant to contact the sub-association manager to discuss their requirements.

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8 ANTENNA AND SATELLITE DISH POLICY

8.1 Introduction

- 8.1.1 Troon Village Association ("Association") is governed by an Amended and Restated Declaration of Covenants, Conditions and Restrictions for Troon Village Association ("Declaration"), recorded at Recording No. 868-430025 in the office of the Maricopa County Recorder.
- 8.1.2 Article 4, Section 4.28 of the Declaration states "No antenna, satellite dish, or other device for the transmission or reception of television, radio, or any other form of electromagnetic radiation shall be erected, used or maintained on any Lot or Parcel unless appropriately screened from view and approved by the Architectural Review Committee."
- 8.1.3 On October 14, 1996, however, an FCC Rule preempted deed restrictions such as the provision cited above to the extent that the provision conflicts with the FCC Rule.
- 8.1.4 On November 11, 2000, the Association adopted an Antenna Resolution and Policy, recorded at Recording No. 2000-0894261 in the office of the Maricopa County Recorder, to regulate the installation, use and maintenance of satellite dishes and antennas in accordance with the FCC Rule.
- 8.1.5 On January 28, 2010, the Association adopted an Amended Antenna Resolution and Policy, recorded at Recording No. 2010-0071665 in the office of the Maricopa County Recorder to supersede and replace the Antenna Resolution and
- 8.1.6 The Association hereby adopts this Second Amended Antenna Resolution and Policy ("Policy") to supersede and replace the previously recorded Amended Antenna Resolution and Policy.
- 8.1.7 While this Policy applies to all owners, tenants and occupants within the Association, the owner of a particular lot is ultimately responsible for compliance with this Policy.

8.2 Applicability

This Policy applies only to the following types of antennas listed in the FCC Rule:

- 8.2.1 A "dish" antenna that is one meter or less in diameter and is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite may be installed, while dish antennas larger than one meter are still prohibited without the approval of the Architectural Review Committee (ARC).
- 8.2.2 An antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via broadband radio service (wireless cable) or to receive or transmit fixed wireless signals other than via satellite may be installed, while such antennas larger than one meter are still prohibited without the approval of the ARC.

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8.2.3 An antenna that is designed to receive local television broadcast signals may be installed. Masts higher than twelve (12) feet above the roofline are still prohibited without the approval of the ARC.

8.2.4 If the FCC expands the types of antennas that fall under the FCC Rule, this Policy shall encompass those antennas as well.

All other antennas, except the ones listed above, are still prohibited without the approval of the ARC.

8.3 Location and Installation

If the antenna is one of the types allowed without prior approval from the ARC, the antenna must still comply with the following regulations:

8.3.1 No antenna may encroach upon the property of another owner.

8.3.2 An antenna must be placed inside the dwelling if an acceptable signal quality can be received from any location within the dwelling, and so long as the installation of the antenna inside the dwelling does not materially adversely affect the owner's use of the dwelling.

8.3.3 The antenna must be shielded from view from the street and neighboring properties to the maximum extent possible as long as an acceptable signal quality may be received. If necessary to shield the antenna from view, the Association may require that the antenna be shielded by reasonably priced landscaping that complies with the Association's landscape requirements.

8.3.4 The antenna must comply with any applicable city, county and state law, regulations and codes. The Association must be provided with a copy of any applicable governmental permits.

8.3.5 Installation must be pursuant to the manufacturer's instructions.

8.3.6 In order to protect against personal injury and property damage, all antennas must be properly grounded and secured.

8.3.7 In order to protect against personal injury, antennas may not block or obstruct any driver's view of an intersection or street.

8.3.8 If the antenna is attached to a mast, the following regulations apply:

a. Mast height shall be no higher than absolutely necessary to receive acceptable signal quality.

b. Masts must not encroach upon another owner's property.

c. In order to protect against personal injury, masts installed upon a roof may not be installed nearer to the lot line than the total height of the mast and antenna.

8.4 Maintenance

8.4.1 The owner is responsible for all damage caused by or connected with the antenna.

8.4.2 The owner must hold the Association harmless and indemnify the Association in the event that someone is injured or property is damaged by the antenna.

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8.4.3 The owner shall keep the antenna in good repair so that it does not violate any portion of this Policy.

8.5 Notification

8.5.1 An owner must complete Form 8 and submit a copy of the completed form to the Association within five business days after installing an antenna allowed pursuant to this Policy.

8.5.2 If requested by the Association, the owner must establish a mutually convenient time to meet with a representative of the Association to review and discuss the antenna.

8.6 Enforcement

8.6.1 In the event of a violation of this Policy, the Association may bring an action for declaratory relief with the FCC or the Maricopa County Superior Court after notice and an opportunity to be heard. If the FCC or Court determines that the Association Rule is enforceable, the owner shall be subject to fines for each violation. If the violation is not corrected within a reasonable length of time, additional fines will be imposed for each day that the violation continues.

8.6.2 If an antenna poses a serious, immediate safety hazard, the Association may seek injunctive relief to compel the removal of the antenna.

8.6.3 The Association shall be entitled to recover its reasonable attorney's fees, costs and expenses incurred in the enforcement of this Policy.

8.7 Severability

8.7.1 If any provision of this Amended Antenna Policy is ruled invalid, the remainder of these rules shall remain in full force and effect.

8.7.2 If the FCC modifies its rules, the modified rules shall be incorporated into this Policy as if fully set forth herein.

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9. SOLAR ENERGY DEVICES

9.1 Introduction

The Association recognizes the Owners' right to install and use solar energy devices, as set forth in A.R.S. § 33-1816.

The Association hereby adopts these Rules Regarding Solar Energy Devices in order to regulate the placement of solar energy devices that are governed by A.R.S. § 33-1816 and A.R.S. § 44-1761.

While these Rules apply to all Owners, tenants and occupants within the Association, the Owner of a particular Lot is ultimately responsible for compliance with these Rules.

9.2 Types of Solar Energy Devices

These Rules apply only to the following types of solar energy devices listed in A.R.S. § 44-1761:

- a. A system or series of mechanisms designed primarily to provide heating, to provide cooling, to produce electrical power, to produce mechanical power, to provide solar daylighting or to provide any combination of the foregoing by means of collecting and transferring solar generated energy into such uses either by active or passive means. Such systems may also have the capability of storing such energy for future utilization. Passive systems shall clearly be designed as a solar energy device such as a trombe wall and not merely a part of a normal building element such as a window.
- b. If A.R.S. § 44-1761 is expanded to include other types of solar energy devices, this Resolution and Policy shall encompass those solar energy devices as well.
- c. All other solar energy devices, except the ones listed above, may not be placed on any Lot or Parcel unless drawings and specifications therefor have been submitted to and approved by the ARC

9.3 Placement and Screening

No solar energy device may encroach upon the Common Area or the property of another Owner. If the solar energy device is one of the devices listed in A.R.S. § 44-1761, the Owner shall notify the Architectural Review Committee (ARC) of the planned placement of the solar energy device by completing and submitting Form 7 – Solar Energy Device Installation.¹ The Association recommends that the Owner notify the ARC of the planned placement of the solar energy device before the Owner submits plans to the City of Scottsdale. Such solar energy device must comply with the following rules, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:

¹Except to the extent prohibited by law, any other addition, alteration, or modification to a Lot must be approved in advance by the Architectural Review Committee.

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- a. A solar energy device must be placed in the back yard or on a portion of the roof facing away from the Common Area so as to not be visible from any other Lot, Parcel or Common Area to the maximum extent possible. The solar energy device must be shielded from view so as to not be visible from any other Lot, Parcel or Common Area to the maximum extent possible. The landscaping or architectural element used to shield the solar energy device must be approved in advance by the ARC.
- b. Any visible accessories such as conduit or utility boxes visible from adjacent properties must be painted to match the adjacent surface of the building. Where practical, wiring, conduits and accessories should be placed in discrete locations, run within walls or behind parapets, etc.
- c. The solar energy device must comply with all applicable city, county and state laws, regulations and codes. The Association must be provided with a copy of any applicable governmental permits.
- d. Placement and installation must be pursuant to the manufacturer's instructions.
- e. In order to protect against personal injury and property damage, all solar energy devices must be properly grounded and secured.
- f. In order to protect against personal injury, solar energy devices may not block or obstruct any driver's view of an intersection or street.
- g. All solar energy devices may not encroach into the setbacks, as set forth in Appendix E.

9.4 Maintenance

- a. The Owner is responsible for all damage caused by or connected with the solar energy device.
- b. The Owner must hold the Association harmless and indemnify the Association in the event that someone is injured by the solar energy device.
- c. The Owner shall keep the solar energy device in good repair so that it does not violate any portion of these Rules.
- d. All solar energy devices may not encroach into the setbacks, as set forth in Appendix E.

9.5 Fees; Expert Advice

- a. Any processing or review fee shall be waived for notifications of installation of solar energy devices.
- b. The Board grants the ARC the authority, in its discretion, to hire a qualified solar energy device expert on behalf of the Association. The ARC may hire such expert to assist an Owner in the selection, placement, and design of solar energy devices on the Owner's Lot or Parcel, in order to balance the Owner's solar energy goals with the Association's and other Owners' desire to maintain the integrity of the design aesthetic of Owner's property in harmony with the natural environment. In addition, the ARC may hire such expert to determine whether, in accordance with the restrictions imposed by law, there are reasonable alternative locations for solar energy devices on an Owner's Lot or Parcel. The cost of the expert's services shall be a

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common expense of the Association. Notwithstanding the foregoing, the Board reserves the authority to establish rules, regulations, or guidelines for the ARC's authority to hire such expert.

9.6 Enforcement

- a. The Board of Directors shall have the authority to enforce these provisions in any manner provided by law.
- b. Notwithstanding anything contained in these Rules, the ARC Standards and Procedures for Troon Village, the Declaration, or any other document governing the Association, these rules shall not be enforced in a way that (1) prevents the installation of a solar energy device; (2) impairs the functioning a solar energy device; (3) restricts the use of a solar energy device; or (4) adversely affects the cost or efficiency a solar energy device.

9.7 Severability

- a. If any provision of these Rules is ruled invalid, the remainder of these rules shall remain in full force and effect.
- b. If the Legislature of the State of Arizona modifies A.R.S. § 33-1816 or A.R.S. § 44-1761, the modified laws shall be incorporated into this Resolution as if fully set forth herein.

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10. DEFINITIONS OF TERMS

The following words or phrases when used herein shall have the following meanings:

10.1 Architect

“Architect” means a person appropriately licensed to practice architecture in Arizona.

10.2 Architectural Standards and Procedures

“Architectural Standards and Procedures” means the architectural standards and procedures adopted and enforced by the Architectural Review Committee (ARC) as set forth herein and as amended from time to time.

10.3 Backlighting

“Backlighting” means installing a lighting fixture so that it illuminates a hard surface behind a plant or object, producing a contrast that shows the shape of the plant or object while reducing detail.

10.4 Builder

“Builder” means a person or entity engaged by an Owner for the purposes of constructing any Improvement within the Property. The Builder and Owner may be the same person or entity. All Builders must hold an Arizona contractor’s license.

10.5 Building Setbacks

Required Building Setbacks are defined in Appendix ‘E’ of this document and restrict the location of the Building on the Lot.

10.6 Building

“Building” means the residential house including all building elements, i.e. livable and non-livable space. Building elements include but are not limited to enclosed and /or covered exterior spaces such as front court yard, privacy walls attached to the main building and all building projections such as fireplaces and roof overhangs.

10.7 Development Envelope

“Development Envelope” means the maximum allowed developable portion of each Lot or Parcel. Specifically, this is the portion of each Lot within the Building setbacks, less any required Natural Area Open Space and/or mandated easements. The Development Envelope is based on the gross area of the Lot as set forth in Appendix ‘E’.

10.8 Contained Area

“Contained Area” means that part of the Development Envelope which is separated from the Natural Area Open Space either by a Transitional Area or a design element such as an approved wall or fence. The Contained Area is the

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least restrictive in terms of what vegetation can be planted therein, which include those plant materials listed in Appendices A, B and C attached hereto, and, if first approved in writing by the Architectural Review Committee, any other plant not included in Appendix D attached hereto (the “Prohibited Plants”).

10.9 Foot-candle

“Foot-candle” means the unit of measure equivalent to the illumination produced by one candle measured at a distance of one foot.

10.10 Fill

“Fill” means any addition of earth, rock or other materials to the surface of a Lot or Parcel, which increases the natural elevation of such surface.

10.11 Glare

“Glare” means the negative term describing uncontrolled light that produces discomfort for the viewer.

10.12 Grading

“Grading” means any disturbance of the surface of a Lot or Parcel (except to the extent reasonably necessary for planting of approved vegetation), including any trenching which results in the removal of earth, rock, or other materials from a depth of more than twelve (12) inches below the natural surface of the Lot or Parcel or any grading of the surface of the Lot or Parcel.

10.13 Improvement

“Improvement” means each and every change, alteration or addition of any kind whatsoever to any portion of the Property, including, but not limited to, any excavation, grading, fill, building, walkway, driveway, parking area, retaining wall, privacy wall, fence, swimming pool, utility installation, drainage facility, stair, patio, courtyard, pole, sign or landscaping and any and all components of any of the foregoing (including, but not limited to exterior paint, texture, color and finish scheme) and any and all modifications or alterations of or additions to any of the foregoing. (Declaration Section 1.17). On the larger custom home lots, ALL Improvements must be contained within the Development Envelope.

10.14 LED

“LED” means the acronym for Light Emitting Diode; a type of light bulb.

10.15 Lumen

“Lumen” means a measurement of light equal to one foot-candle falling on one square foot of area.

10.16 Indigenous Species

“Indigenous Species” means a species of plant, whether ground cover, shrub, cactus or tree, which is identified as “Indigenous to site” in Appendices A or B.

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10.17 Natural Area Open Space (NAOS)

“Natural Area Open Space” means that portion of the natural desert within a Lot or Parcel, but outside of the Development Envelope, which must remain undisturbed pursuant to the City of Scottsdale’s regulations.

10.18 Natural Area Open Space Easement

“Natural Area Open Space Easement” means the easement required by the City of Scottsdale to preserve the natural area of a Lot.

10.19 Protected Plants

“Protected Plants” means those Indigenous Species of cacti that are three (3) feet or greater in height or trees which are four (4) inches or greater in caliper, including: Ironwood, Mesquite, Palo Verde, Saguaro, Barrel cactus, Ocotillo and Yucca as listed in the City of Scottsdale’s Native Plant Ordinance.

10.20 Transitional Area

“Transitional Area” means that part of the Development Envelope which is between the Contained Area and the “Natural Area Open Space”. The plant materials which are permitted to be used in the Transitional Area are listed in Appendices A and B.

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APPENDIX A – PLANT LIST FOR ALL AREAS

Note that plants approved prior to this revision are “grandfathered” so long as they remain alive and in good condition. If a grandfathered plant is to be replaced after the date of this revision, an appropriate replacement plant must be selected from one of the following lists based on location.

Appendix A plants may be used in any area of a lot.

COMMON NAME

BOTANICAL NAME

Trees

Acacia Varieties	
-Catclaw Acacia	<i>Acacia greggi</i> **
-White Thorn Acacia	<i>Acacia constricta</i> **
Canyon Hackberry/ Desert Hackberry	<i>Celtis pallida</i> **
Crucifixion Thorn	<i>Castela emoryi (Holacantha emoryi*)</i> <i>Canotia holacantha</i> **
Desert Willow	<i>Chilopsis linearis</i> **
Ironwood	<i>Olneya tesota</i> *
Mesquite Varieties	
-Texas Honey Mesquite	<i>Prosopis glandulosa torreyana</i> ***
-Velvet Mesquite	<i>Prosopis velutina</i> **
Palo Verde Varieties	
-Blue Palo Verde	<i>Cercidium floridum</i> *
-Foothills Palo Verde	<i>Cercidium microphyllum</i> *
One-seeded Juniper	<i>Juniperus monosperma</i> **
Sugar Sumac	<i>Rhus ovata</i> **

Shrubs

Arizona Rosewood	<i>Vauquelinia californica</i>
Barberry	<i>Berberis trifoliolata</i>
Brittlebush	<i>Encelia farinosa</i>
Chuparosa	<i>Justicia californica</i> *
Creosote Bush	<i>Larrea tridentata</i> *
Desert Lavender	<i>Hyptis emoryi</i>
Desert Spoon	<i>Dasyliiron wheeleri</i> **
Desert Tea	<i>Ephedra nevadensis</i>
Flattop Buckwheat	<i>Eriogonum fasciculatum v. polifolium</i>
Four-wing Saltbush	<i>Atriplex canescens</i>
Golden Eye	<i>Viguiera deltoidea</i>
Grey Thorn	<i>Zizyphus obtusifolia</i> *
Hop Bush	<i>Dodonaea viscosa</i> **
Jojoba	<i>Simmondsia chinensis</i> *
Mormon Tea	<i>Ephedra trifurca</i> *
Ocotillo	<i>Fouquieria splendens</i> *
Pink Fairy Duster	<i>Calliandra eriophylla</i> **
Shrubby Senna	<i>Senna wislizenii</i>
Sugar Bush	<i>Rhus ovata</i> ** (<i>microphylla</i>)
Triangleleaf Bursage	<i>Ambrosia deltoidea</i>

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COMMON NAME

BOTANICAL NAME

Turpentine Bush	<i>Ericameria laricifolia</i>
White Ratany	<i>Krameria grayi</i> *
Wolfberry	<i>Lycium fremonti</i> * (<i>berlandieri</i>)

Cactus & Succulents

Agave Varieties	
-Parry's Agave	<i>Agave parryi</i>
-Smooth Agave	<i>Agave desmetiana</i>
Barrel Cactus	<i>Ferocactus wislizenii</i> *
Barrel Cactus "Compass Barrel"	<i>Ferocactus cylindraceus</i>
Candelilla	<i>Euphorbia antisyphilitica</i>
Cholla Cactus Varieties	
-Buckhorn Cholla	<i>Opuntia acanthocarpa</i> *
-Desert Christmas Cactus	<i>Opuntia leptocaulis</i> **
Hedgehog Cactus	<i>Echinocereus engelmannii</i> *
Prickly Pear Cactus	
-Beavertail Prickly Pear	<i>Opuntia basilaris</i>
-Engelmann's Prickly Pear	<i>Opuntia engelmannii</i>
Ocotillo	<i>Fouquieria splendens</i>
Organ Pipe	<i>Stenocereus thurberi</i>
Saguaro	<i>Carnegiea gigantea</i> *
Yucca Varieties	
-Banana Yucca	<i>Yucca baccata</i> *
-Soaptree Yucca	<i>Yucca elata</i> **

Ground Covers & Grasses

Beargrass	<i>Nolina microcarpa</i>
Deer Grass	<i>Muhlenbergia rigens</i>
Desert Milkweed	<i>Asclepias subulata</i> **

Perennials

Angelita Daisy	<i>Hymenoxys acaulis</i>
Blackfoot Daisy	<i>Melampodium leucanthum</i>
Chocolate Flower	<i>Berlandiera lyrata</i>
Desert Marigold	<i>Baileya multiradiata</i> *
Desert Zinnia	<i>Zinnia acerosa</i>
Globe Mallow	<i>Sphaeralcea ambigua</i>
Gooding's Verbena	<i>Verbena goodingii</i>
Guara	<i>Guara lindheimeri</i>
Paperflower	<i>Psilostrophe cooperi</i>
Penstemon Varieties	
-Canyon Penstemon	<i>Penstemon pseudospectabilis</i>
-Firecracker Penstemon	<i>Penstemon eatonii</i>
-Parry's Penstemon	<i>Penstemon parryii</i>

* **Indigenous to site**

** **Native to Arizona**

*** **From other Arid Regions of the World**

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APPENDIX B – TRANSITIONAL AREA PLANT LIST

The plants listed in Appendix B may be used in the Transition Areas of a lot. All plants listed in Appendix B may also be used in Contained Areas of a lot.

COMMON NAME

BOTANICAL NAME

Trees

<i>Acacia</i>	
-Blackbrush Acacia	<i>Acacia rigidula</i>
-Dwarf Sweet Acacia	<i>Acacia minuta</i> ***
-Guajillo	<i>Acacia berlandieri</i>
-Leather-Leaf Acacia	<i>Acacia craspedocarpa</i>
-Palo Blanco	<i>Acacia willardiana</i> ***
-Schaffner Acacia	<i>Acacia schaffneri</i> ***
-Sweet Acacia	<i>Acacia farneciana</i>
-Weeping Acacia	<i>Acacia pendula</i> ***
Anacacho Orchid Tree	<i>Bauhinia lunarioides</i>
Cascalote	<i>Caesalpinia cacalaco</i>
Desert Fern/ Feather Bush	<i>Lysiloma thornberi</i> ** (<i>microphylla</i>)
Kidneywood	<i>Eyenhartia orthocarpa</i>
Mastic Tree	<i>Pistacia lentiscus</i>
Mesquite Varieties	
-Argentine Mesquite	<i>Prosopis alba</i> ***
-Chilean Mesquite	<i>Prosopis chilensis</i>
-Honey Mesquite	<i>Prosopis juliflora</i> *
Mexican Buckeye	<i>Ungnadia speciosa</i>
Mexican Ebony	<i>Pithecellobium mexicana</i> ***
Palo Verde Varieties	
-Hybrid Palo Verde	<i>Cercidium hybrid</i>
-Palo Brea	<i>Cercidium praecox</i> ***
Silk Floss Tree	<i>Chorisia speciosa</i>
Tenaza	<i>Pithecellobium pallens</i>
Texas Ebony	<i>Pithecellobium flexicaule</i> ***

Shrubs

Anderson Lycium	<i>Lycium andersoni</i> *
Arizona Yellow Bells	<i>Tecoma stans</i> ** v. <i>angustata</i>
Arizona Yellow Bells "Orange Jubilee"	<i>Tecoma hybrid</i>
Bee Bush	<i>Aloysia gratissima</i>
Bird of Paradise Varieties	
-Mexican Bird of Paradise	<i>Caesalpinia mexicana</i> ***
-Red Bird of Paradise	<i>Caesalpinia pulcherrima</i> ***
-Yellow Bird of Paradise	<i>Caesalpinia gilliesii</i>
Cape Honeysuckle	<i>Tecomaria capensis</i>
Cassia Varieties	
-Desert Cassia	<i>Cassia nemophylla</i> ***
-Shrubby Senna	<i>Cassia wislizenii</i> **
-Silvery Cassia	<i>Cassia phyllodenia</i> ***
-Twin Flowered Cassia	<i>Cassia biflora</i> ***

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COMMON NAME	BOTANICAL NAME
Dalea Varieties	
-Black Dalea	<i>Dalea frutescens</i>
-Bush Dalea	<i>Dalea pulchra</i> **
-Weeping Dalea	<i>Dalea versicolor v. sessilis</i>
-Wislizeni's Dalea	<i>Dalea wislizenii</i> **
Fairy Duster Varieties	
-Baja Fairy Duster	<i>Calliandra californica</i> ***
-Fairy Duster	<i>Calliandra penninsularis</i> ***
Flame Honeysuckle	<i>Anisacanthus quaddrifidus</i>
Green Feathery Senna	<i>Senna artemisioides v. filifolia</i>
Guayacán	<i>Guaiaacum coulteri</i>
Little-leaf Ash	<i>Fraxinus greggii</i>
Little-Leaf Cordia	<i>Cordia parviflora</i> ***
Mangle Dulce	<i>Maytenus phyllanthoides</i>
Red Eremophila	<i>Eremophila maculata v. brevifolia</i>
Red Justicia	<i>Justicia candidans</i>
Ruellia Varieties	
-Baja Ruellia	<i>Ruellia peninsularis</i> ***
-California Ruellia	<i>Ruellia californica</i>
Sage Varieties	
-Blue Skies Texas Sage	<i>Leucophyllum frutescens</i> ***
-Chihuahuan Sage	<i>Leucophyllum laevigatum</i> ***
-Langman's Sage	<i>Leucophyllum langmaniae</i>
-Violet Silverleaf	<i>Leucophyllum candidum</i>
Superstition Mallow	<i>Abutilon palmeri</i>
Texas Mountain Laurel	<i>Sophora secundiflora</i>
White Bur Sage	<i>Franseria dumosa (Ambrosia dumosa)</i>
White Plumbago	<i>Plumbago scandens</i>
Woolly Butterfly Bush	<i>Buddleia marrubifolia</i>

Ground Covers

Bush Morning Glory	<i>Convolvuls cneorum</i>
California Fuchsia/ Hummingbird Trumpet	<i>Zaushneria californica latifolia</i> **
Creeping Germander	<i>Teucrium chamaedrys</i>
Damianta	<i>Chrysactinia mexicana</i>
Desert Honeysuckle	<i>Justicia spicigera</i> ***
Desert Senna	<i>Cassia covesii</i> **
Gopher Plant	<i>Euphorbia rigida</i>
Ice Plant	<i>Maelfhora crocea</i>
Ice Plant "Red Spike"	<i>Cephalophyllum 'Red Spike'</i>
Katie Ruellia	<i>Ruellia brittoniana 'Katie'</i>
Lantana Varieties	
-Lantana Hybrid	<i>Lantana hybrid</i>
-Spreading Sunset Lantana	<i>Lantana camara 'spreading sunset'</i>
-Spreading Sunshine Lantana	<i>Lantana camara 'spreading sunshine'</i>
Lavender Flower	<i>Justicia sonora</i>
Loose Flower Water-Willow	<i>Justicia ovata</i> ***
Primrose Varieties	
-Baja Primrose	<i>Oenothera drummondii</i>
-Mexican Primrose	<i>Oenothera berlandieri</i> ***

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COMMON NAME	BOTANICAL NAME
-Saltillo Primrose	<i>Oenothera stubbei</i>
-Tufted Evening Primrose	<i>Oenothera caespitosa</i>
Red Yucca	<i>Hesperaloe parviflora</i> ***
Salvia Varieties	
-Mealy Sage	<i>Salvia farinacea</i>
-Mexican Blue Sage	<i>Salvia chamydroides</i> ***
-Texas Red Salvia	<i>Salvia greggii</i> ***
Shrimp Plant	<i>Justicia brandegeana</i>
Trailing Acacia	<i>Acacia redolens</i>
Trailing Dalea	<i>Dalea greggii</i> ***
Trailing Desert Broom	<i>Baccharis hybrid</i>
Trailing Gazania	<i>Gazania rigens</i>
Trailing Lantana	<i>Lantana montevidensis</i>
Trailing Rosemary	<i>Rosmarinus officinalis</i>
Turpentine Bush	<i>Haplopappus laricifolia</i> *

Vines

Baja Passion Vine	<i>Passiflora foetida</i>
Bougainvillea	<i>Bougainvillea - all species</i>
Cat Claw Vine	<i>Macfadyena unguis-cati</i>
Grape Ivy	<i>Cissus trifoliata</i>
Lady Bank's Rose	<i>Rosa banksiae</i>
Lilac Vine	<i>Hardenbergia violacea</i>
Pink Trumpet Vine	<i>Padraea ricasoliana</i>
Potato Vine	<i>Solanum jasminoides</i>
Primrose Jasmine	<i>Jasminum mesnyi</i>
Queen's Wreath	<i>Antigonon leptopus</i>
Star Jasmine	<i>Trachelospermum jasminoides</i>
Yellow Orchid Vine	<i>Mascagnia macroptera</i>
Yuca Vine	<i>Merremia aurea</i>

Cactus & Succulents

Agave Varieties	
-Century Plant	<i>Agave americana</i>
-Fox Tail Agave	<i>Agave attenuate</i>
-Lechuguilla Verde	<i>Agave bovicornuta</i>
-Mescal Ceniza	<i>Agave colorata</i>
-Octopus Agave	<i>Agave vilmoriniana</i>
-Twin-Flowered Agave	<i>Agave geminiflora</i>
-Variegated Century Plant	<i>Agave americana 'Marginata'</i>
-Weber's Agave	<i>Agave weberi</i>
Aloe Varieties	
-Cape Aloe	<i>Aloe ferox</i>
-Dawe's Aloe	<i>Aloe dawei</i>
-Medicinal Aloe	<i>Aloe vera</i>
-Partridge Breast Aloe	<i>Aloe variegata</i>
Apple Cactus/ Night Blooming Cactus	<i>Cereus peruvianus</i>
Argentine Giant	<i>Tricocereus candicans</i>
Argentine Hedgehog	<i>Tricocereus huascha</i>
Blue Myrtle Cactus	<i>Myrtillocactus geometrizans</i>

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COMMON NAME	BOTANICAL NAME
Blue Yucca	<i>Yucca rigida</i> ***
Cardon Grande	<i>Tricocereus terscheckii</i>
Elephant's Food	<i>Portulacaria afra</i>
Giant Hesperaloe	<i>Hesperaloe funifera</i>
Golden Barrel Cactus	<i>Echinocactus grunsonii</i>
Grass Tree	<i>Dasyllirion longissimum</i>
Hildmann's Cereus	<i>Cereus hildmannianus</i>
Mexican Fencepost	<i>Pachycereus marginatus</i>
Prickly Pear Varieties	
-Giant Prickly Pear	<i>Opuntia robusta</i>
-Indian Fig Prickly Pear	<i>Opuntia ficus indica</i> ***
-New Mexico Prickly Pear	<i>Opuntia phaeacantha</i> *
-Purple Prickly Pear	<i>Opuntia violacea santa-rita</i>
Red Yucca	<i>Hesperaloe parviflora</i>
Senita	<i>Lophocereus schottii</i>
Slipper Flower	<i>Pedilanthus macroparpus</i>
Spruce Cones	<i>Tephrocactus articulatus</i>
Totem Pole	<i>Lophocereus f. monstrosus</i>
Yellow Bulbine	<i>Bulbine frutescens</i>
Yucca Varieties	
-Arizona Soapwort	<i>Yucca arizonica</i> **
-Beaked Yucca	<i>Yucca rostrata</i> ***
-Giant Spanish Dagger	<i>Yucca carnerosana</i> ***
-Mountain Yucca	<i>Yucca schottii</i> **
-Pale Leaf Yucca	<i>Yucca pallida</i>
-Thompson's Yucca	<i>Yucca thompsoniana</i> ***

Grasses

Cochise Lovegrass	<i>Eragostis atherstone</i> ***
Mexican Thread Grass	<i>Stipa tenuissima</i>
Pink Muhly	<i>Muhlenbergia capillaries</i>
Red Three Awn	<i>Aristida purpurea</i> *
Schismus	<i>Schismus barbatus</i> *
Sideoats Grama	<i>Bouteloua curtipendula</i>
Wooly Plantain	<i>Plantago patagonica</i> ***

Perennials

Chaparral Sage	<i>Salvia clevelandii</i>
Desert Coreopsis	<i>Coreopsis bigelovii</i>
Desert Senna	<i>Senna covesii</i>
Hummingbird Trumpet	<i>Zauschneria californica</i>
Jerusalem Sage	<i>Phlomis fruticosa</i>
Mexican Hat	<i>Ratibidfa comunnaris</i>
Mt. Lemmon Marigold	<i>Tagetes palmeri</i>
Penstemon Varieties	
-Coral Penstemon	<i>Penstemon superbus</i>
-Palmer Penstemon	<i>Penstemon palmeri</i>
-Rock Penstemon	<i>Penstemon baccharifolius</i>
-Rocky Mountain Penstemon	<i>Penstemon strictus bandera</i>
-Showy Penstemon	<i>Penstemon spectabilis</i>

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COMMON NAME	BOTANICAL NAME
Prairie Zinnia	<i>Zinnia grandiflora</i> **
Rain Lily	<i>Zephyranthes candida</i>
Verbena Varieties	
-Moss Verbena	<i>Verbena pulchella</i> var. <i>gracilior</i>
-Peruvian Verbena	<i>Verbena peruviana</i>

Annuals

Arizona Poppy	<i>Kallstroemia grandiflora</i> **
Bahia	<i>Bahia absinthifolia</i> **
Blanket Flower	<i>Gaillardia pulchella</i>
Blue Flax	<i>Linum lewisii</i>
Cherry Red Sage	<i>Salvia coccinea</i> – weedy
Cinch Weed	<i>Pectis papposa</i> **
Desert Bluebell	<i>Phacelia campanularia</i>
Desert Indian Wheat	<i>Plantago insularis</i> **
Fillaree	<i>Erodium texanum</i> **
Five Spot	<i>Nemophila maculata</i>
Gold Crucifer	<i>Lesquerella gordonii</i> **
Golden Dyssodia	<i>Dyssodia pentachaeta</i> **
Goldfield	<i>Baeria chrysostoma</i> **
Lupine	<i>Lupinus sparciflora</i> **
Maximilian Sunflower	<i>Helianthus maximilianii</i>
Mexican Gold Poppy	<i>Eschschotzia mexicana</i> **
Mexican Sunflower	<i>Tithonia rotundifolia</i>
Moss Rose	<i>Portulaca grandiflora</i>
Owls Clover	<i>Orthocarpus purpurascens</i> **
Prickly Poppy	<i>Aregmone pleicantha</i> **
Red Flax	<i>Linum grandiflorum</i> 'Rubrum'
Sand Verbena	<i>Abronia villosa</i> **
Shirley Poppy	<i>Papaver rhoeas</i>
Southwestern Cosmos	<i>Cosmos bipinnatus</i>
Spreading Fleabane	<i>Erigeron divergens</i>
Zinnia 'Profusion' Series	<i>Zinnia elegans</i> x <i>angustifolia</i>

- * **Indigenous to site**
- ** **Native to Arizona**
- *** **From other Arid Regions of the World**

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APPENDIX C – CONTAINED AREA PLANT LIST

The plants listed in Appendix C are approved for the Contained Area of a lot only. They may not be used in NAOS or Transition Areas.

COMMON NAME

BOTANICAL NAME

Trees

Acacia Varieties	
-Bailey Acacia	<i>Acacia baileyana</i>
-Sidney Golden Wattle	<i>Acacia longifolia</i>
-Sweet Acacia	<i>Acacia smallii</i>
-Willow Acacia	<i>Acacia salicina</i>
Cascalote	<i>Caesalpinia cacalaco</i>
Chaste Tree	<i>Vitex agnus-castus</i>
Citrus	<i>Citrus –all varieties</i>
Dwarf Peach	<i>Prunus persica ‘Bonanza’</i>
Mesquite Varieties	
-Honey or Texas Mesquite	<i>Prosopis glandulosa torreyana</i>
-Screwbean Mesquite	<i>Prosopis pubescens</i>
Pittosporum Varieties	
-Dwarf Pittosporum	<i>Pittosporum ‘Wheeler’s Dwarf’</i>
-Japanese Mock Orange	<i>Pittosporum tobira</i>
-Variegated Pittosporum	<i>Pittosporum ‘Variegata’</i>
-Willow Pittosporum	<i>Pittosporum phillyraeoides</i>
Yellow Oleander	<i>Thevetia peruviana</i>

Shrubs

Alder Buckthorn	<i>frangula</i>
Arcadia Juniper	<i>Juniperus Sabina</i>
Bird of Paradise	<i>Strelitzia reginae</i>
Camellia	<i>Camellia japonica</i>
Cassia Varieties	
-Cassia	<i>Cassia sturtii</i>
-Feathery Cassia	<i>Cassia artemisioides</i>
Chinese Hibiscus	<i>Hibiscus rosa-sinensis</i>
Cliff Rose	<i>Purshia Cowania mexicana stansburiana</i>
Coffeeberry	<i>californica</i>
Dwarf Oleander - ‘Petite Pink’, ‘Petite Salmon’	<i>Nerium oleander</i>
Dwarf Abelia	<i>Abelia g. ‘Sherwoodii’</i>
Dwarf Coyote Brush	<i>Baccaris pilularis ‘Twin Peaks’</i>
Dwarf Nandina	<i>Nandina d. ‘Nana Purpurea’</i>

Dwarf Rosemary	<i>Rosmarinus officinalis Prostratus</i>
Fern-of-the-Desert/ Feather Bush	<i>Lysiloma thornberi</i>
Firecracker Bush	<i>Hamelia patens</i>
Floribunda Roses	<i>Rosa Floribunda</i>
Gardenia	<i>Gardenia jasminoides ‘Veitchii’</i>

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COMMON NAME	BOTANICAL NAME
Germander	<i>Teucrium chamaedrys</i> 'Prostratum'
Glossy Abelia	<i>Abelia grandiflora</i>
Heavenly Bamboo/ Sacred Bamboo	<i>Nandina domestica</i>
India Hawthorn	<i>Raphiolepis indica</i> (aka <i>Raphiolepis</i>)
Lavender Cotton	<i>Santolina chamaecyparissus</i>
Myrtle	<i>Murtus communis</i>
Natal plum	<i>Carissa grandiflora</i> 'Tomlinson'
Philodendron	<i>Philodendron selloum</i>
Pomegranate	<i>Punica granatum</i>
Redberry	<i>Crocea ilicifolia</i>
Rockspray Cotoneaster	<i>Cotoneaster microphyllus</i>
San Marcos Hibiscus	<i>Gossypium harknessii</i>

Ground Covers

Cape Weed	<i>Arctotheca calendula</i>
Desert Carpet Acacia (Trailing Acacia)	<i>Acacia redolens</i> (A. ongerup)
Lippia	<i>Phyla nodiflora</i>
Myers Asparagus Fern	<i>Asparagus densiflorus</i> 'Myers'
Myoporum	<i>Myoporum parvifolium</i>
Southern Sword Fern	<i>Nephrolepis cordifolia</i>
Sprenger Asparagus Fern	<i>Asparagus d.</i> 'Sprengeri'
Yellow Dot	<i>Wedelia trilobata</i>

Vines

Arizona Grape Ivy	<i>Cissus trifoliata</i>
Blue Orchid Vine	<i>Mascagnea lilacina</i>
Cape Honeysuckle	<i>Tecomaria capensis</i>
Cat's Claw Vine	<i>Macfadyena unguis-cacti</i>
Chinese Wisteria	<i>Wisteria sinensis</i>
Hahn's Self Branching Ivy	<i>Hedera helix</i> 'Hahnii'
Pothos	<i>Epipremnum aureum</i>
Yellow Orchid Vine	<i>Mascagnea macroptera</i>

Cactus & Succulents

Echinopsis – all species	<i>Echinopsis</i>
Sago Palm	<i>Cycas revolute</i>
Yucca Varieties	
-Joshua Tree Yucca	<i>Yucca brevifolia</i>
-Pendulous Yucca	<i>Yucca recurvifolia</i>
-Spanish Bayonet Yucca	<i>Yucca aloifolia</i> 'Variegata'
-Spanish Dagger Yucca	<i>Yucca gloriosa</i>
Bamboo Muhly	<i>Muhlenbergia dumosa</i>
Hybrid Bermuda	

Perennials

Cast Iron Plant	<i>Aspidistra elatior</i>
Dusty Miller	<i>Centaurea cineraria</i>
Evergreen Iris/ Fortnight Lily	<i>Dietes bicolor</i>
African Iris	<i>Dietes vegeta</i>
Gazania - Hybrids	<i>Gazania rigens</i> 'Copper King'

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COMMON NAME	BOTANICAL NAME
Gazania - Hybrids	<i>Gazania rigens</i> cv. 'Sun Gold'
Gazania - Hybrids	<i>Gazania rigens</i> cv. 'Yellow Trailing'
Gazania - Hybrids	<i>Gazania rigens leucolaena</i> sp.
Daylily	<i>Hemerocallis</i>
Silvery Sunproof Lilyturf	<i>Liriope muscari</i> 'Silvery Sunproof'
Lilyturf	<i>Liriope muscari</i> m. 'Variegata'
Scarlet Monkey Flower	<i>Mimulus cardinalis</i>
Seep Monkey Flower	<i>Mimulus guttatus</i>
Trailing African Daisy	<i>Osteospermum fruitcosum</i>
Peace Lily	<i>Spathiphyllum</i> 'Mauna Loa'

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APPENDIX D – PROHIBITED PLANT LIST

The plants listed in Appendix D are prohibited for use within Troon Village.

COMMON NAME	BOTANICAL NAME
All palm trees and pine trees. Exception: Sago Palms are permitted in contained areas only.	
All Olive trees	
Mexican Palo Verde	<i>Parkinsonia aculeata</i>
Oleanders – except for dwarf varieties in contained areas only	<i>Nerium oleander</i>
Fountain Grass	<i>Pennisetum setaceum</i>
Desert Broom	<i>Baccharis sarothroides</i>
Saltcedar	<i>Tamarix species</i>
Buffelgrass	<i>Pennisetum ciliare</i>
Common Bermuda grass (hybrid varieties are permitted in contained areas only.	
Any invasive plant listed on the USDA National Agricultural Library Invasive Plants List. Reference: www.invasivespeciesinfo.gov/plants/main	

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APPENDIX E – TROON VILLAGE SETBACK REQUIREMENTS

The following chart defines the required Development Envelope, Improvement Setbacks and Building Setbacks for all homes in Troon Village. These requirements are based on the approximate size of the Lot.

Lot Type	Lot Area		Minimum IMPROVEMENT Setbacks (Also delineates the max. Development Envelope for all Custom Homes in Troon)			Minimum Rear Setback on Golf Course Lots ⁽⁷⁾	Minimum BUILDING Setbacks from Property Lines			Minimum Distance Between Buildings on Adjacent Lots
	Min. S.F.	Max. S.F.	Front ⁽⁶⁾	Rear ⁽⁵⁾	Side		Front	Rear	Side	
Custom Home Lots ⁽¹⁾	35,000	-	20' (L) 25' (C) 30' (G)	7'	10'	40'	20' (L) 25' (C) 30' (G)	20'	10'	20'
	25,000	34,999		7'	10'	40'		20'	10'	20'
	18,000	24,999		7'	10'	40'		20'	10'	20'
	6,500	17,999		7'	7'	40'		20'	7'	14'
Builder Home Lots ⁽²⁾	-	-	-	7' ⁽⁴⁾	7' ⁽⁴⁾	40'	20' (L) 25' (C) 30' (G)	20'	0' or 7' ⁽³⁾	0' or 14' ⁽³⁾

FOOTNOTES:

(L) Local Street

(C) Collector Street

(G) Greater intensity than Collector Street

(1) Custom Homes include the subdivisions of Artesano, Boulder Pass, Glenn Moor, Troon Fairways, Troon Mountain, Tusayan (Lots 57-67), Windy Walk and Windy Walk II.

(2) Builder Homes include the subdivisions of Ballentrae, Desert Views, Four Peaks, Quail Ridge, Skye Top, Troon East/Saddleback, Tusayan (Lots 1-56), and Whispering Ridge

(3) A side yard building Setback of zero-feet (0') only apply to properties zoned for "Zero Lot Line" or duplex style homes as determined by the City of Scottsdale.

(4) Any Improvement that is an architectural element such as a ramada, outdoor fireplace, etc. (permanent or temporary) that exceeds the height of the adjacent shared wall or fence must be setback a minimum of seven-feet (7').

(5) 10' rear Improvement Setback is required for all lots with rear yards adjacent to golf course.

(6) Improvement may exclude driveways for the Front Improvement Setback and certain landscape features specifically approved by the Architectural Review Committee.

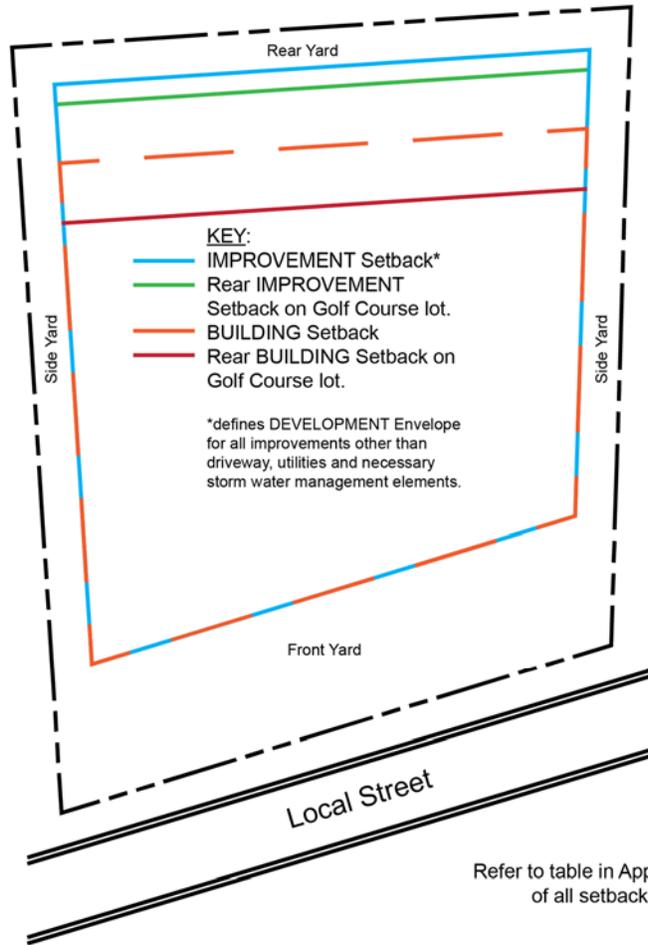
(7) A Forty-foot (40') rear Setback is required for all lots with rear yards adjacent to the golf course. This rear Setback applies to any Improvement greater than 6 feet tall (except ramadas without walls). On golf course lots, the ramada must be a minimum of 25' from property line.

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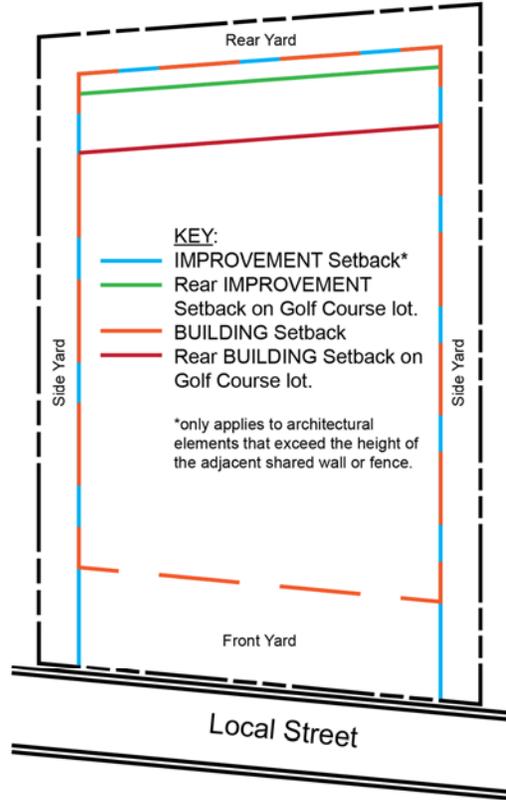
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SETBACKS EXHIBIT

CUSTOM HOME EXAMPLE



BUILDER HOME EXAMPLE



Refer to table in Appendix 'E' for specific dimensions of all setbacks based on lot size (area).