

VIEWPOINT ESTATES HOMEOWNERS ASSOCIATION

DESIGN GUIDELINES

AS OF

NOVEMBER 11, 2026

Adopted 12-2019
Amended 03-2020
Amended 1-23-2023
Amended 07-01-2024
Amended 11-11-2026

Requirements specific to Phase 3 are highlighted in pink throughout this document.

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ARCHITECTURAL COMMITTEE GUIDELINES

The Architectural Committee is responsible for ensuring a high standard of architecture consistency and construction within Viewpoint Estates in accordance with the standards established by these Design Guidelines.

The objectives of these Guidelines are to ensure that the proposed plans conform to and are harmonious with the exterior design and palette of building materials used within the project.

The Committee shall, in reviewing plans, specifications and other materials submitted to it by the applicant, consider the suitability of the proposed building or other improvements as it relates to the area in which it will be located; the quality of the materials to be used in construction; and the effect of the proposed building or other improvements on other property and units within the area. The Committee shall exercise its discretion in (1) waiving fees or deposits and (2) approving plans that are consistent with the aesthetic qualities of the project in order to promote and preserve property values.

These guidelines affect, but are not limited to, all exterior construction, including homes, gazebos, landscaping, walls, fences, pools, and patio covers, etc. Completion of house construction including landscaping requirements, means completion by the date when a Certificate of Occupancy is issued by Mohave County, Building Department or final inspection is completed for occupancy or use as a model home.

I. CONSTRUCTION - GENERAL:

1. YOU MUST HAVE APPROVAL OF THE ARCHITECTURAL COMMITTEE PRIOR TO COMMENCING ANY CONSTRUCTION. No construction work is to be started prior to receipt of an Architectural Review Committee Permit. Requests for approval of construction plans and issuance of a permit must be submitted to the Committee as outlined in the application and review procedure. ***If construction is started before the application has been approved the owner of the lot will be sent a cease and desist notice. If construction continues after receipt of cease and desist there will be an immediate $2500.00 fine. A notice will also be posted at the property for the cease and desist.***
2. The property owner is responsible for contractor compliance with the CC&R's and these guidelines.
3. Each application for a construction permit for any exterior construction shall include a non-refundable submittal fee and refundable deposit as follows:
    A. Plan Review Fee of $150.00.
    B. Compliance/cleanup deposit: $2,500.00 for New Home, $1,000.00 for all other improvements/projects. Payable to Viewpoint Estates Association (Which will be deposited in the Architectural checking account upon submission - no checks will be held.)

4. The Construction Permit must be posted in a conspicuous place at the job site at all times.
5. Any changes to approved plans for exterior construction must be reviewed and approved by the Committee prior to the changes being made. There will be a review fee of $50.00 for resubmitting a plan.
6. A chemical toilet must be provided at the job site of any new home construction immediately upon start of construction, or as required by the County. Multiple homes may use one toilet if all in close proximity.
7. During the course of construction, landscaping and/or other site improvements installation on a lot, the owner shall be responsible at it's expense, for prompt repair and/or replacement of public and/or of Association property (including, without limitation, curbs, street paving, landscaping and irrigation systems, or other Declarant properties) damaged or destroyed by the owner, it's agents, contractors or employees. If an owner fails to repair or replace the damaged association property, the association, after proper notice, will complete the necessary work and assess the owner the cost of such work.
9. Parking or driving on adjacent property shall not be prohibited, but lots and other property shall be kept in a neat and tidy condition during construction periods. Trash and debris shall not be permitted to accumulate and supplies of building materials can only be stored on the property, not on the street. ***When there are existing homes on the adjacent properties, an exception will be made for trusses only. They may be dropped at the street for a maximum of five (5) days and hazard cones must be placed.***
10. Dust shall be controlled at the job site by regular watering, whenever necessary.
11. Open fires and incinerators are prohibited on the job site.
12. Every reasonable effort must be made to control noise. Excessively loud music is prohibited.
13. Pets are allowed on the job site only if they are on a leash or otherwise confined. Dogs that bark excessively are prohibited at all times.
14. Temporary living structures are prohibited, including trailers, tents, shacks, garages, motor homes or other outbuildings.
15. All exterior construction, including driveway, sidewalks and front yard landscaping must be completed within one year from the start of construction. Also, occupancy is not permitted prior to completion of the home, garage, driveway.
16. Upon completion of exterior home construction, sidewalk, driveway and on site cleanup, a written request must be made for final Architectural Review Committee inspection and approval. ***Builder/owner will need to provide the Association a copy of the Certificate of Occupancy when the final inspection is requested.*** Following inspection, the Committee will determine Compliance or issue a Notice Noncompliance.

Upon determination of Compliance, the Compliance/Clean-up Deposit will be refunded. If a Notice of Noncompliance is issued, ten (10) days will be given to correct the problems listed on the notice. At the end of ten (10) days, if the site is not in compliance or satisfactorily cleaned up, the Committee will take action on noncompliance or arrange for the cleanup and the deposit will be forfeited. If cleanup costs are more than the deposit, the owner or owner's agent will be billed for the additional costs. If a request is not made for final Architectural Review Committee inspection and approval within thirteen (13) months from the start of construction, the deposit will be forfeited.

17. Production homebuilders, as determined by the Declarant, will be subject to all regulations and requirements stipulated by the Association's governing documents, however, they will not be subject to plan review fees or compliance cleanup deposits.

    For a production home builder, submittals need only be approved once then that same model, without external changes, can be built as many times as determined by the Committee. Each time a model is planned for a lot you must submit site plan specific to that lot. Each time external changes are made to a model, Committee Approval must be obtained.

18. SPEED LIMIT IS 20 MPH.

III. CONSTRUCTION TRASH AND WASTE DISPOSAL:

If the following rules are not followed the owner of the lot will be issued an immediate $250.00 fine and a daily fine of $50.00 until it is corrected.

1. A metal trash bin or trailer (with lid) with a minimum size of six cubic yards must be placed on the job site of any exterior construction immediately upon start of construction. All litter, particularly any light-weight material subject to scattering by the wind, must be kept under constant control. The trash bin must be dumped periodically as it is filled. Multiple homes may use one bin if all in close proximity. ***The required covered trash container shall be at the jobsite prior to delivery of building materials.***
2. All sites must have chain link fence around the build to help contain loose trash.
3. All sites must be cleaned on a daily basis, including sweeping of sand, dirt and debris that is in the street. ***Temporary dirt piles on the street are prohibited. Dirt piles from job site must be on the property or immediately removed from the development.***
4. All waste materials shall be transported from the site and disposed of in an approved State/County manner.
5. Streets and lots adjacent to the job site must be kept clean of construction debris at all times. All sites must be cleaned on a daily basis, including sweeping of sand, dirt and debris that is on the lot and in the street.

6. If concrete trucks are cleaned, it must be done on the job site that received the delivery. Any spills off the job site must be cleaned up immediately.
7. Except as permitted under Item #4 above, under no circumstances shall chemical liquids, including cleaning agents, solvents, gasoline and oil, be dumped onto or into the ground.
8. The Association Installation Permit must be posted in a conspicuous place at the job site at all times while construction is underway and is valid for one year (12 months), ***three (3) month extensions will be granted upon request and requests need to be submitted to the Association.***

IV. SETBACKS: (Minimum Dimensions)

Setbacks for the units shall be as follows:
Front Setback = 20' for the home.
Rear setback = 20' rear patio may encroach up to 10'.
Side setback = 5'.
Except on corner lots where side street setback = 10'.

V. SQUARE FOOTAGE AND WIDTH:

No premises shall be erected, placed or permitted to remain which contains less than one thousand five hundred (1500) square feet of living area under roof exclusive of any awning, carport, garage or basement.

VI. DRIVEWAY:

There shall be a driveway of concrete or pavers connecting the garage with the street from garage to the street. Driveway treatments such as color, stamping, borders, pavers are encouraged to continue the style-theme of the home.

Paver driveways are required on all homes in Phase 3 and highly encouraged in Phases 1 and 2.

A minimum of two conduits shall be buried under the entire driveway width, extending 12 inches from driveway on both sides and positioned approximately 12 inches behind property line. The conduit shall be schedule 40 PVC, at least 2" inches in diameter. Minimum width of driveway shall be 16'.

VIII. GARAGE:

The structure, as a minimum, shall contain an attached enclosed 2 car garage containing not less than 720 square feet with minimum dimensions being 24' wide by 30' long.

The garage door(s) should complement the style of the home. White garage doors are discouraged.

A minimum of 9-foot-tall garage doors is required on all homes in Phase 3 and highly encouraged in Phases 1 and 2.

Garage roofs are to be congruent with the design of the home and specifically approved by the design review committee.

IX. HOUSE:

Not more than one single family structure may be erected on any single family lot. All building and structures erected shall be of new construction, and no building or structure shall be moved or removed from other locations onto said premises. Mobile homes, trailers, manufactured housing and prefabricated housing are expressly prohibited. No subsequent buildings or structures other than residential units shall be built on any lots.

X. HEIGHT:

All buildings shall have a maximum building height of 30', and not more than 2 story from the original ground level of the lot to the peak of the highest projection thereof.

XI. COLORS:

Exterior colors of all buildings (including stucco, trim, roof, doors, walls and any landscape materials) must be approved by the Committee.

XII. BUILDING MATERIAL:

All construction shall be of new materials. All buildings or structures shall have finished building materials applied in a workmanlike manner and shall be harmonious and compatible with the surrounding environment. Permitted exterior finish materials include stucco, stucco covered masonry walls, stucco covered frame, slump block or such other construction as the Committee approves. All buildings shall be erected upon a concrete foundation and shall be a permanent fixed structure.

XIII. ROOFS, EAVES AND OVERHANGS:

All visible roof areas, including house and garage, as viewed from ground level of the lot, shall be covered with clay, ceramic, concrete tile or a metal-type material. The patio roof must be specifically approved by the Architectural Committee as being aesthetically pleasing.

XIV. LIGHTING - GENERAL:

All lighting must be compatible for a residential environment and shall not in any manner constitute a nuisance, distraction and/or cause visual pollution. This paragraph shall not preclude normal backyard or patio lighting. No outside high intensity security type lighting is permitted including mercury vapor lights. If installing solar lighting, solar lights must be dusk to dawn.

XV. PORCHES:

For the purpose of these standards, eaves, steps, open porches and covered patios shall not be considered as a part of a building; provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot.

XVI. EXTERIOR MACHINERY AND EQUIPMENT:

No machinery, fixtures or equipment of any type, including but not limited to, heating, cooling, air conditioning and refrigeration equipment, solar panels or equipment and hot water storage systems must be screened and not be visible from the street or adjacent property owners whether on the ground or building. Roof mounting of equipment is permitted with a parapet. The screening or concealment of said machinery and equipment shall be compatible with the design of the building or structure, shall not have the appearance of the separate piece or pieces of machinery, fixtures or equipment, and shall be constructed and positioned in such a manner so it is level and plumb with horizontal and vertical building components and shall be structurally stable in accordance with sound engineering principles. Buried propane tank may be located in the front yard. The dome/cap must be disguised with landscape material.

XVII. OUTBUILDINGS:

Any outbuildings built on any lot must be specifically approved by the “Committee”. Approval will be based on aesthetics and the building's compatibility with the existing standard of architecture throughout the subdivision. Portable sheds will be considered temporary structures and must be submitted and approved by the Architectural Committee. All portable sheds must be screened from view of streets and neighboring lots alongside homes by a 5 ft. wall minimum.

XVIII. LANDSCAPING:

NOTE THE OWNER OF THE LOT SHALL INSTALL LANDSCAPING AND IRRIGATION SYSTEM ON ALL AREAS OF FRONT YARDS AND STREET SIDE, SIDE YARDS ON CORNER LOTS, INSTALL GROUND COVER IN THE REAR YARD WITHIN (90) DAYS OF THE RECEIPT OF ARCHITECTURAL REVIEW COMMITTEE APPROVAL OR THE CERTIFICATE OF OCCUPANCY BY THE COUNTY OF MOHAVE, WHICH EVER IS LATER. HOWEVER, THE USE OF AN UNOCCUPIED COMPLETED RESIDENTIAL DWELLING AS A MODEL HOME OR THE OFFERING OF THE UNOCCUPIED COMPLETED RESIDENTIAL DWELLING FOR SALE SHALL CONSTITUTE AN IMMEDIATE REQUIREMENT FOR OWNER TO INSTALL THE APPROVED, REQUIRED LANDSCAPING AND IRRIGATION.

1. Plans for all required landscaping shall be submitted to the Architectural Review Committee for approval prior to any landscape work being performed. The plan(s) shall be in accordance with these requirements. The submittal shall consist of a site plan to scale (1 inch = 20 feet, or larger) and must include the following information.
    A. Minimum of two full size sets of printed plans AND an electronic set shall be supplied to association.
    B. North arrow and scale must be indicated on the plan.
    C. Property lines, walks, walls, curbs, drives and residence.

D. Locations of plant materials to be used, including trees, shrubs and ground covers.

E. List of plant materials to be used in the plan (including names and sizes).

F. Location of proposed inorganic ground cover (i.e. decomposed granite, river rock, boulders, etc.) with sizes and colors specified. Large boulders are recommended, and should be inset below grade. Grouping is also recommended.

G. Locations of proposed paving with material, color and finish specified.

H. Locations and heights of proposed walls with material, color and finish specified.

I. Notation of underground irrigation system with automatic timers.

J. ***If artificial turf is used, it should be in an organic shape. The committee suggests gentle contouring for a natural look and edging to separate turf and graveled areas.***

2. The Committee requires the use of the following minimum combination of plants, plus additional ground cover as needed, to achieve an aesthetically pleasing landscape design.

   A. Twenty-five percent (25%) of the front set-back area must be in living material with the minimum of the following
   2 - 24" box trees (equals 25 sq. ft. each)
   8 - 5 gallon shrubs (equals 8 sq. ft. each)
   3 - large boulders.
   landscaping required on BOTH sides of each driveway

   If a desert landscape is desired, consideration will be given to large boulders or creative rock-scape in lieu of a percentage of the living material requirement and must be approved by the architectural committee. Artificial plants are allowed. Submittals for artificial plants must include pictures and material that will be used.

   B. The Committee recommends the use of design elements such as mounding, stream beds, landscape retaining walls and the use of more than one color of rock in order to create an aesthetically pleasing design.

   C. The entire front yard area (including side yards on corner lots) that is not covered with living plants shall be covered with a layer of crushed stone, decomposed granite, river rock, boulders or other suitable material compatible with the native environment. All inert ground cover areas should be treated with pre-emergent weed control on a regular basis to retard weed growth.

D. If a front yard wall is built, the area between the wall and sidewalk must be landscaped and maintained in the same manner as the front yard and in keeping with these standards.

E. Irrigation - - all plant material shall be serviced by an underground, fully-automatic irrigation system.

F. Grading- - Grading or mounding is encouraged, and the following standards must be maintained.

1. The individual lot drainage pattern must be maintained.
2. Mounding should be contoured to create a natural appearance.
3. Drainage must not increase erosion onto slopes or direct sediment into streets.

G. All rear yards must have ground cover consisting of a minimum of landscape rock.

3. If, in the opinion of the Committee, the above requirements are insufficient to ensure an aesthetically pleasing landscape design, additional modifications to landscape proposals may be required.

4. The objectives the Committee will use in reviewing landscape proposals are as follows:

A. Reinforce neighborhood and architectural character.

B. Integrate residence with site.

C. Employ appropriate use of landscape elements and plant materials to accommodate functional requirements (i.e. screening, energy conservation, water conservation, erosion control, drainage, etc.)

XVIII. WALLS/FENCES:

Walls, excluding any required retaining wall, shall not exceed six (6) feet in height above finish grade, except that in street setback areas (being both front and side in the case of corner units) fences and walls shall not exceed thirty (30) inches in height. Walls in the front and side in the case of corner units are prohibited. Walls visible from the street or neighboring properties must be approved decorative double split face block (see additional details below). Wood, wire, chain link, or topped with barbed wire fences are prohibited. Wrought iron may be approved on certain lots with views.

No Owner shall permit removal, alteration or painting of such fences or walls without the prior approval of the Committee.

All walls on side property lines must be approved double split face block in 8" Mohave Brown and as approved by the architectural committee. Pillars shall be 8x8x16" double split face Mohave Brown block. There will be three (3) pillars plus the two corner pillars along the rear yard. Cap of column will be the same design as used on the wall.

Side yard walls along a slope must be constructed of Classic 8 stack block (for retaining), color Mohave Brown.

If property wall is already built, plans must show the existing wall.

Side and rear yard walls shall be constructed on the property line equally placed on two owners property line. The first owner to build shall be responsible for construction of the property walls, backfilling, re-grading, removal of excess dirt and debris of any lot that is affected by the construction of the wall(s). If there is a positive or negative slope greater than 1 foot on each side of the property, it shall be retained with matching decorative stack block, or the same wall material of the privacy wall from the rear corner of the home to 8 feet off the back curb.

Landscape Walls - All walls used as part of the landscape design must be of decorative block, stone, etc. and must be approved by the architectural committee.

PHASE 3 WALL REQUIREMENTS

Wall Materials: All required block walls shall be 8" double split-face block in Mohave Brown with matching 4-inch-high split-face caps.

Privacy Wall Height: Privacy walls shall be a minimum of 5 feet and a maximum of 6 feet above finished grade, including the required cap.

Wall Placement: Side and rear walls shall be centered on the shared property line. Side privacy walls shall extend to the front corner of the home.

Columns: 12" wide × 16" long × 8" high Mohave Brown double split-face column blocks with matching caps are required:

- At all corners and wall ends.
- Along side walls, evenly spaced approximately 18–24 feet apart.
- Along rear walls, three evenly spaced between the corner columns.

Retaining: Walls must eliminate slope differences between adjacent lots and provide a level grade along the property line.

Optional Front Privacy Wall Extension: If required by Mohave County, the privacy portion of the side wall may extend up to 5 feet forward of the home's front corner. This extension shall not exceed 4 feet in height above finished grade, including the required cap.

PHASE 3 WALL REQUIREMENTS (CONTINUED)

Required Retaining Wall Extension: Required retaining walls shall continue forward along the side property line and terminate 8 feet behind the front property line (16 feet behind the curb). The retaining wall shall eliminate grade differences between adjacent lots and provide a level grade along the property line. No more than one course of block plus the required matching cap shall be exposed above finished grade along this extension.

Additional Landscape Retaining: Mohave Brown stacking landscape block, 8 inches high × 18 inches wide, may continue from the end of the required retaining wall to the curb to address remaining grade differences between lots. This landscape block does not require a concrete footing and shall be installed level or stepped down as needed. No more than one course of stacking landscape block shall be exposed above finished grade.

Wrought Iron:

- Wrought iron fencing is not permitted on Lots 251–265.
- Wrought iron may be considered on other Phase 3 view lots, subject to prior Architectural Committee approval. Approval is not guaranteed.
- If approved, the required columns must remain, and a minimum of two courses of block must be exposed above finished grade beneath the wrought iron.

XIX. ANTENNAS:

The Federal Telecommunications Act of 1996 has set forth a policy regarding the installation of antennas and satellites. As a part of this Act, associations must adopt appropriate guidelines to regulate antenna installation under this new rule.

For information pertaining to the installation of antennas, please refer to Viewpoint Estates Homeowners Association Rules and Regulations for the Installation of Antennas.

XX. FLAGPOLES/ETC.:

Permanent flagpoles, when permitted, shall have taut halyards and a maximum height of twenty five (25') feet from the surface of the lot. Pole material must be galvanized steel. PVC or temporary flagpoles are prohibited. The architectural committee must approve the flagpole location.

XXI. POOLS AND SPAS:

No above ground pools shall be erected, constructed or installed on any lot. Above ground spas will be allowed in back yards only, and only if the tub and equipment are enclosed or housed in an aesthetically pleasing cabinet or manner as approved by the Committee. All pools and/or spas must be fenced in accordance with State, County and City ordinances.

XXII. MAIL OR NEWSPAPER RECEPTACLES:

Mail or newspaper delivery receptacles are specifically prohibited on individual lots. Mail boxes are provided in central locations in the subdivision for use by all property owners.

XXIII. SCREEN DOORS AND AWNINGS.

Screened doors and awnings must be approved by the architectural committee.

XXIV. SOLAR PANELS.

Solar panels are permitted. Placement and color must be approved by the architectural committee in compliance with Arizona Revised Statute 33-1816.

XXV. SIGNS:

No exterior signs or advertisements of any kind may be placed, allowed or maintained on any Unit, except that residential nameplates, and security warning, not to exceed one square foot in size. “For Sale” signs may be placed and maintained only on improved Units, in conformity with common specifications to be promulgated by the Association.

XXVI. DRAINAGE FLOW:

Under no circumstances shall any Owner be permitted to deliberately alter the topographic conditions of his Lot(s) or redirect the flow of existing water courses in any manner that would permit additional quantities of water to flow onto adjoining private property, the common area or any public right-of-way.

XXVII. UTILITY AND DRAINAGE EASEMENTS:

No structure of any kind or nature shall be erected, permitted or maintained on, over or across any easement for utilities located on an Owner's Units(s). Walls/Fences shall not be considered a structure; however, any wall/fence across or over any such utilities and drainage easements will be subject to being moved at Owner's expense at the request of the utility company.

XXVIII. VARIANCE:

The Architectural Review Committee may authorize a variance from compliance with any of the provisions of the Declaration, including restrictions upon height, size, floor area or placement of structures or similar restrictions, when circumstances such as topography, natural obstruction, hardship, aesthetic or environmental considerations may require such variance may not in any way detract from the appearance of the premises, or in any way be detrimental to the public welfare or to the property of other persons located within the development, all in the sole opinion of the Committee.

Adopted by the Architectural Committee of Viewpoint Estates Homeowners Association March 6, 2020