

NORTH SLOPES HOMEOWNERS ASSOCIATION DESIGN GUIDELINES

Adopted by the Board of Directors November 25, 2024

*This document supersedes any prior versions of the NSHOA Design Guidelines

North Slopes Design Philosophy

North Slopes was built as a community of single family homes catering to ALL homeowners. The intent of the Design Guidelines is to assure all Owners in the community that design and construction standards will result in compatible properties that will be in harmony with the rural nature of the surrounding native environment and will encourage Owners to maintain and improve their properties to keep the development clean, modern and desirable.

1. No improvement, addition, alteration, repair, excavation or other work which in any way alters the exterior appearance of any Improvement or any portion of any Lot from its natural or improved state as existing on the date of the Declaration and no building, fence, wall, drive approach or other structure shall be commenced, erected, maintained, improved, altered, made or done until the plans and specifications for the same in all construction details, including shape, height, materials, floor plans, colors and location, until plans have been submitted to and approved in writing by the Design Review Committee.
2. All new construction plans, landscaping plans, fences, exterior lighting, walls, storage sheds, driveway modifications, paint color changes, additions or any alterations to your home exterior or Lot must be submitted in writing with appropriate forms to the Property Manager's Office for review. When any construction on any Lot has been started, it should be completed as soon as reasonably practicable.
3. No trees located upon any Lot may be removed without the prior written approval of the Design Review Committee and the City of Flagstaff as required. (Sec. 2.5/CC&Rs)
4. No fence shall be constructed on any Lot unless its style and design are approved in writing by the Design Review Committee (Sec. 3.1 /CC&Rs). Fencing is subject to City regulations. Approved fencing shall be installed as follows:
 - a. No fence shall exceed 6 feet in height.
 - b. Wood fences must have the finished side facing out, with metal posts covered.
 - c. Masonry fences must be decorative block or stucco and painted in coordination with the house.
 - d. Wrought iron will be reviewed on a case-by-case basis.
 - e. No metal wire or chain link fences will be permitted.
 - f. Decorative non-functional fences, not to exceed three feet in height, may be built near the property lines on all lots upon approval in writing by the Design Review Committee.

- g. No wire fence of any type may be attached to split rail fences or to decorative fences.
- h. The Design Review Committee does not warrant the location of property boundaries or mediate property boundary disputes. The WRITTEN APPROVAL of a fence plan by the Design Review Committee does not imply verification of the boundaries of the Lot. Such WRITTEN APPROVAL does not relieve that Lot Owners responsibility to verify property boundaries. The Design Review Committee strongly advises and recommends that a survey of the Lot be obtained by that Lot Owner to verify accurate Lot boundaries.

MAINTENANCE OF FENCES

- a. Maintenance of shared fencing is the responsibility of the Lot Owners sharing that fence.
 - b. Wood fence pickets must be in good condition.
 - c. Wrought iron/steel fences must be rust free and in good condition.
 - d. Fence coatings are required, must be approved in advance by the Design Review Committee, and have an even appearance between pickets. Painting of wood fences will not be allowed unless the fence has already been painted.
 - e. ***Fences shall be considered in need of maintenance if any of the following are apparent:***
 - a. exposed raw wood
 - b. nail drip/staining
 - c. peeling stain/paint
 - d. broken or cracked wooden pickets
 - e. apparent weathering stains (*typically black*)
 - f. variation in stain colors between pickets (*this typically happens when pickets are replaced and attempted to stained to match with stains that are not solid/opaque*).
5. All front yard landscaping and all landscaping upon those portions of any Lot which are visible from any other Lot or Common Area shall be installed by the Owner of the Lot in accordance with the landscaping plan which has been submitted to and duly approved in writing by the Design Review Committee. (Sec. 3.5/CC&Rs)
- a. The landscaping plan may be submitted with the new construction plans for review, but in any case, no later than 30 days after the issuance of the Certificate of Occupancy.
 - b. All landscaping must be completed, pursuant to the approved plan, within 90 days following the final inspection of the Residence and the issuance of a Certificate of Occupancy, weather and seasonal conditions permitting. Any modifications made to a landscaping plan shall conform to the new

construction and install requirements, unless approved otherwise by the Design Review Committee.

- c. Plant Materials: A minimum of one (1) 15 gallon or greater tree, and three (3) 5 gallon shrubs. (One gallon shrubs may be substituted for the 5 gallon shrubs at a ratio of 3:1).
 - d. Topdressing: All open space that is within view from a public right-of-way is required to receive topdressing. Aggregate, natural stone (approx. 1" size) is the preferred topdressing material. Cinders are not an approved material. Wood mulch will be approved for mass planting areas; however, no more than 15% of the lot area may consist of wood chips, wood mulch, or bark material. Any such material must be contained so as not to migrate to public ways or adjacent lots.
 - e. Any gravel or bark mulched areas of any front and side yard must be free of vegetation growth.
6. The exterior materials should be harmonious and complement the natural colors of the forest. Beiges, greens, and greyscale are recommended. In no case will colors approaching the primary range (red, blue and yellow) be permitted. High contrast between Body and Trim colors is discouraged.
7. Proposed storage sheds, must be submitted for written approval, must be constructed in compliance with the building setbacks required by the CC&R's and recorded plat maps, and constructed to match the residence in color. No prefabricated metal or plastic sheds will be allowed. Sheds shall not exceed twelve (12) feet in height, from the natural existing, undisturbed ground level.
8. Flags
- a. For purposes of this Rule 11, (i) the term "Flag" shall refer to a piece of fabric, soft plastic, or similar material, with images or a distinctive design and colors used as a symbol, a signaling device, for messaging, or for decoration; and (ii) the term "Political Flag" shall refer to a Flag that supports a specific candidate seeking election to a public office. Capitalized terms not otherwise defined herein shall have the meaning set forth in the Declaration.
 - b. Pursuant to Article 3, Section 3.1 of the Declaration, no addition, change or alteration to any Residence, building, fence, hedge, wall, or other Improvements on a Lot is permitted without approval of the Design Review Committee. As a result, the installation of a flag on any Residence, building, fence, hedge, wall, or other Improvement on a Lot, which constitutes an addition, change or alteration of such Residence, building, fence, hedge, wall, or other structure on a Lot, requires approval of the Design Review Committee. Flags installed on a Lot in compliance with this Rule 11 shall be deemed to be approved by the Design Review Committee without formal application for such approval.

- c. The following flags may be displayed on a Lot:
1. The American flag or an official or replica of a flag of the uniformed services of the United States by an association member on that member's property if the American flag or a uniformed services flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).
 2. The POW/MIA flag.
 3. The Arizona state flag.
 4. An Arizona Indian nations flag.
 5. The Gadsden flag.
 6. A first responder flag. A first responder flag may incorporate the design of one or two other first responder flags to form a combined flag.
 7. A blue star service flag or a gold star service flag
 8. Any historic version of the American flag, including the Betsy Ross flag, without regard to how the stars and stripes are arranged on the flag.
 9. Any other Flag that is required to be permitted pursuant to Chapter 16 of Title 33, Arizona Revised Statutes.
- d. No more than two (2) Flags may be flown at once.
- e. Only one free standing flagpole per Lot is permitted. A Lot Owner may install the flagpole in the front yard or backyard of his or her Lot.
- f. Prior to the installation of any flagpole, the Lot Owner must submit a written request to the Board, including specific plans detailing the height of the flagpole, the type, color, location, and method of installation of the flagpole. Plans for lighting the flag and flagpole must be included with the submittal for approval. When lighting is installed, all due care must be taken to use a fixture and bulb wattage that will not cause a nuisance to residents of neighboring lots.
10. The maximum height of a permanent, removable or freestanding flagpole shall be no higher than the height of the rooftop of the Lot Owner's Residence.
11. A flagpole must be set back no less than ten feet (10') from the boundary of the Owner's lot.

12. Wall mounted flagpoles shall be a maximum of 5 feet, with attaching brackets painted to match the mounted surface.
13. Flags and flagpoles must be maintained in excellent condition and in accordance with community standards and with the Federal Flag Code when applicable.
14. All Flags must be flown on a flagpole. Display of a Flag attached flat to a wall or window or hanging from eaves, garage door, fence, wall or gate is not permitted.
15. Any Flag, flagpole, chain, cable, rope or any other Flag or flagpole component that causes repeated, unnecessary noise so that it disturbs the peace and quiet of the neighborhood may be declared a nuisance by the Board. If declared a nuisance, the Lot Owner may be required to take corrective action to alleviate the nuisance.
16. The following additional restrictions shall apply to the display of Political Flags on a Lot:
 1. Display of a Political Flag on a Lot shall be by a flagpole only, in accordance with the approval, installation and display requirements set forth above. No other methods of display for Political Flags shall be permitted.
 2. No more than one Political Flag may be displayed on a Lot.
 3. The size of a Political Flag may not exceed three (3) feet by five (5) feet.
 4. Flags with political messages, meanings, and/or symbols other than those specifically and expressly supporting a candidate seeking election to public office are prohibited.
 5. Political Flags may only be displayed seventy-one (71) days prior to a primary election and fifteen (15) days after the general election (unless the candidate does not advance to the general election, in which case the sign must be removed within fifteen (15) days after the primary election).

ENFORCEMENT

The Association focuses on fading paint, fading stain, exterior materials in disrepair, blatant weed growth, and flags that are not protected by law.

The above Design Review Committee Rules are intended to benefit the common good and as result maintain property values and encourage neighborly cooperation. All infractions of these Rules and the CC&Rs will be addressed to the Lot Owner and any

finest levied will be against the Lot Owner of record rather than the tenant or occupant, as prescribed in the CC&Rs of the Association and Arizona Revised Statute.

These Rules supersede and replace any prior Design Review Committee Rules. Pursuant to Section 5.1 of Article 5 of the Association Bylaws, the Design Review Committee may from time to time in its sole discretion amend, repeal, or augment these Rules as it deems appropriate, subject, of course, to the terms of the CC&Rs and applicable law. It is the responsibility of each Owner to obtain and adhere to the stipulations of the most recent copy of these Rules. The Design Review Committee retains the right to grant variances from these Rules as determined appropriate in its sole discretion.

Your Design Review Committee wishes to thank you for your neighborly cooperation. Please call if you have any questions.

Design Review Committee
North Slopes HOA
Sterling Real Estate Management

NOTICE

PLEASE REFER TO ARTICLE 3 OF THE CC&RS OF THE ASSOCIATION REGARDING CONSTRUCTION ON YOUR LOT.

PLEASE ALSO REFER TO THE CITY OF FLAGSTAFF REGULATIONS REGARDING PORTABLE TOILETS AND CONSTRUCTION REFUSE DUMPSTERS.

YOU MUST KEEP YOUR LOT REASONABLY CLEAN AT ALL TIMES DURING CONSTRUCTION. THE ASSOCIATION WILL ISSUE FINES TO LOT OWNERS FOR NOT PROPERLY MAINTAINING CONTROL OF THE TRASH AND CONSTRUCTION DEBRIS.

DURING CONSTRUCTION, PLEASE STAY OFF ADJOINING LOTS AND COMMON AREAS. KEEP SIDEWALKS AND DRIVEWAYS CLEAR. THANK YOU FOR YOUR COOPERATION.

EXHIBIT C
TO
DESIGN GUIDELINES

Applications:

Exterior Finish Application
Plan Review Submittal Application
Exterior Change Submittal Application

NORTH SLOPES HOA

PLAN REVIEW SUBMITTAL APPLICATION

DATE RECEIVED (office use)

Exterior Finish Application (Paint/Stain/Roof/Accents)

c/o Sterling Real Estate Management, 323 S. River Run Road, Ste. 1 Flagstaff, AZ 86001 928-773-0690

The completed application must be delivered by US Mail or by hand (no electronic submissions please) to Sterling Real Estate Management Company to begin the review process. No surface preparation or application of coatings shall begin prior to the applicant's receipt of the Design Review Committee's written approval.

Prior to completing your application, please review Section 3.5 of the North Slopes HOA Design Standards. Any full repaint of the body, trim, or accent colors requires approval prior to work commencing. Maintenance touch up does not require approval. The Design Review Committee has adopted 15 convenient pre-approved paint schemes that can be viewed at www.northslopeshoa.com. You may paint your home a pre-approved color scheme by submitting a current photo of your home and designating the scheme number on the following page. Any modifications to the approved schemes must fill out this form in its entirety. **NOTE: Per the CC&RS the review process could take up to 45 days, however, the DRC will make its best efforts to review and turn around a decision at its soonest ability. Please make sure to plan accordingly, so that in the event the review process takes the full review time, you are not put in bind with contractor scheduling.**

For painting/re-painting, a completed application must include the following requested information:

- Actual color samples or manufactures chips for all paint colors (body, trim, accents, and doors).
- The exterior materials should be harmonious and complement the natural colors of the forest. Beiges, greens, and greyscale are recommended. In no case will colors approaching the primary range (red, blue and yellow) be permitted. High contrast between Body and Trim colors is discouraged.
- The preferred paint sheen for the body of the house is "satin".
- Colors must coordinate.
- Occasionally for clarity, field applied samples may be requested for evaluation.
- A photo of the homes existing colors must be submitted and must include a street view of the home to include the roof and landscape. You may attach a hard copy to this application or email a high quality color photo to the management company.

PHOTO OF HOME: Attached Emailed to hoasupport@sterlingrem.com

Site Address: _____ Lot# _____

Owner(s) _____

Owner's Mailing Address: _____

City _____ State _____ Zip _____

Email: _____ Phone: _____

PAINT/STAIN INFORMATION

SCHEME# N/A Pre-approved scheme # _____ Sheen: _____

BODY

Manufacture: _____ Color: _____ Code: _____

LRV: _____ Sheen: _____ Color Sample Attached

TRIM

Manufacture: _____ Color: _____ Code: _____

LRV: _____ Sheen: _____ Color Sample Attached

ACCENT

Manufacture: _____ Color: _____ Code: _____

Locations of Accent Color:

Gabel ends Corbels Decks Pillars Railings Other: _____

LRV: _____ Sheen: _____ Color Sample Attached

DOORS

Entry door color will be: Body color Trim color Accent color

Garage door color will be: Body color Trim color Accent color

STAIN Fence Deck

Manufacture: _____ Color: _____ Code: _____

Transparency: _____ Color Sample Attached

ROOF (All asphalt roofing must be architectural grade shingles, minimum 25 year. No 3 tab shingles.)

Manufacture: _____ Color: _____ Material: _____

Sample attached/on file

STONE/VENEER

Manufacture: _____ Color: _____ Material: _____

Sample attached/on file

Other Accent/Additional Comments: _____

TERMS AND CONDITIONS:

The undersigned applicant: (a) attests that all the information included in this application is correct, (b) conforms to the terms and conditions of the North Slopes CC&R's and Design Guidelines, and (c) agrees that, if approved, no changes will occur during the course of construction without first obtaining formal written approval from North Slopes HOA. If the HOA must hire an architect to review your plan, this cost will be due and payable from the Owner. All contractors are expected to obtain necessary City of Flagstaff building permits and to keep their building area clean. All trash properly disposed of daily to prevent debris from blowing into neighboring areas. This will be strictly enforced. Please refer to the City of Flagstaff for construction debris container requirements and restrictions.

AGREED:

Owner's Signature Date

APPROVED AS SUBMITTED/AS NOTED NOT APPROVED

Design Review Committee Review Stamp

COMMITTEE COMMENTS See below None



NORTH SLOPES HOA

DATE RECEIVED (office use)

EXTERIOR CHANGE SUBMITTAL APPLICATION

LANDSCAPING FENCING SHED INSTALLATION DECK OTHER

c/o Sterling Real Estate Management, 323 S. River Run Road, Ste. 1 Flagstaff, AZ 86001 928-773-0690

For landscaping, a completed application requires all of the following:

- Site plot plan showing locations of existing and new plantings, drainages, existing home and any decks, fences, sheds, hot tubs, play equipment etc., any retaining walls, patios, driveways, or paver surfaces on site with (a) setbacks clearly marked and (b) distances from site boundary of all structures and plantings.
List of plantings

For fencing or shed installation a completed application requires all of the following:

- Height/width/length measurements of fences, accessories, and structures with distances noted between existing and new installations (including home and driveways). Shed placement must not encroach on required setbacks.
City of Flagstaff approved building permit must be obtained when applicable, owner to seek approval if the project meets requirements.
Complete Exterior Finish Application.

NOTE: Per the CC&RS the review process could take up to 45 days, however, the DRC will make its best efforts to review and turn around a decision at its soonest ability. Please make sure to plan accordingly, so that in the event the review process takes the full review time, you are not put in bind with contractor scheduling.

For other submittals please include a description of what you plan to do. Be sure to accompany your submittal with a photo of the area of your home/lot in its existing state.

DESCRIPTION OF WORK:

The plan and completed application must be delivered by US Mail or by hand (no electronic submissions please) to the Management Company to begin the review process. No construction work shall begin prior to the applicant's receipt of the Design Review Committee's formal written approval.

Site Address: Lot#

Owner(s)

Owner's Mailing Address:

Email: Cell:

Submittal Date: Contractor:

TERMS AND CONDITIONS:

The undersigned applicant: (a) attests that all the information included in this application is correct, (b) conforms to the terms and conditions of the North Slopes CC&R's and Design Guidelines, and (c) agrees that, if approved, no changes will occur during the course of construction without first obtaining formal written approval from North Slopes HOA. If the HOA must hire an architect to review your plan, this cost will be due and payable from the Owner. All contractors are expected to obtain necessary City of Flagstaff building permits and to keep their building area clean. All trash properly disposed of daily to prevent debris from blowing into neighboring areas. This will be strictly enforced. Please refer to the City of Flagstaff for construction debris container requirements and restrictions.

AGREED:

[Applicant's Signature] [Date] OR [Contractor's Signature] [Date]

APPROVED AS SUBMITTED/AS NOTED NOT APPROVED
Design Review Committee Review Stamp COMMITTEE COMMENTS See below None

NORTH SLOPES HOA

DATE RECEIVED (office use)

PLAN REVIEW SUBMITTAL APPLICATION

NEW HOME CONSTRUCTION BUILDING ADDITION

c/o Sterling Real Estate Mgt, 323 S. River Run Road, Ste. 1 Flagstaff, AZ 86001 - 928-773-0690

For new home construction, building additions and decks, a completed application requires all of the following:

- Complete building plans in 1/4" per foot scale. Plans should be accompanied by complete specifications or key notes that detail: roofing material (type), all siding, fascia and trim materials (type/products), and colors including paint chips with Light Reflective Values (LRV's) stated; fencing (type and color), windows (type, finish color and brand), and solar panel locations (if applicable).
- Plans cover sheet must detail: Gross square feet, livable square feet, garage square feet and deck square feet.
- Elevation drawings of all four sides (showing continuation from existing building if applicable).
- Site plan showing location of structure on site with (a) setbacks clearly marked and (b) distances from site boundaries. (A setback verification will be conducted.) All existing and new drives, walks, fencing, and landscaping should be clearly identified on the plan.
- Complete Exterior Finish Application.
- Two complete copies of all submittal materials are required
- Application/project review fee of \$500.00 for new house construction. *Make check payable to North Slopes HOA.*

NOTE: Per the CC&RS the review process could take up to 45 days, however, the DRC will make its best efforts to review and turn around a decision at its soonest ability. Please make sure to plan accordingly, so that in the event the review process takes the full review time, you are not put in bind with contractor scheduling.

The plan and completed application must be delivered by US Mail or by hand (no electronic submissions please) to the Management Company to begin the review process. No construction work shall begin prior to the applicant's receipt of the Architectural Review Committee's formal written approval.

Site Address: _____ Lot# _____

Owner(s) _____

Owner's Mailing Address: _____

Email: _____ Cell: _____

Submittal Date: _____ General Contractor: _____
[If already selected]

TERMS AND CONDITIONS:

The undersigned applicant: (a) attests that all the information included in this application is correct, (b) conforms to the terms and conditions of the North Slopes CC&R's and Design Guidelines, and (c) agrees that, if approved, no changes will occur during the course of construction without first obtaining formal written approval from North Slopes HOA. If the HOA must hire an architect to review your plan, this cost will be due and payable from the Owner. All contractors are expected to obtain necessary City of Flagstaff building permits and to keep their building area clean. All trash properly disposed of daily to prevent debris from blowing into neighboring areas. This will be strictly enforced. Please refer to the City of Flagstaff for construction debris container requirements and restrictions.

AGREED:

[Applicant's Signature] [Date] OR [Contractor's Signature] [Date]

APPROVED AS SUBMITTED/AS NOTED

NOT APPROVED

Design Review Committee Review Stamp

COMMITTEE COMMENTS See below None