

Woodfield

The logo for Woodfield features the word "Woodfield" in a dark green, serif font. Below the text is a horizontal brown line. Underneath the line is a stylized downward-pointing chevron shape composed of three nested lines: an outer brown line, a middle white line, and an inner dark blue line.

Prior to commencing any design work or construction, please refer to all applicable Development and/ or Building Codes in effect for the community of Woodfield as administered by the Management and/or the City of Show Low.



Dear Woodfield Resident,

Careful thought and planning has gone into the creation of Woodfield as a community designed to integrate architecture, landscape and lifestyle amenities with the beautiful natural environment of the White Mountains. Combining a desire to continue the good work accomplished at Woodfield with our attention to detail has led to the development and distribution of a set of design guidelines for use by our community's residents. Respect for and adherence to these guidelines will help promote the continued value, aesthetic and functional integrity of this dynamic community.

The Woodfield Community Guidelines have been developed for all residents of Woodfield and are made available to all residents. These Community Guidelines are binding upon all persons who at any time construct, reconstruct, refinish, alter or maintain any improvement, or make any change in the natural or existing surface, drainage or plant life at Woodfield.

Please note that the most recently published Community Guidelines supersede all previous versions and should be consulted prior to contemplating any work as described above.

These Community Guidelines are administered and enforced by the Woodfield Architectural Committee. The purpose of the Architectural Committee is to evaluate each proposed design, alteration, addition, etc., for appropriateness to its own space, to the existing improvements and to the community as a whole. The goal is for the appearance and character of all homes and improvements to harmonize and enhance the natural and manmade surroundings rather than dominate or contrast sharply with them. For this reason, all new construction or any changes to the exterior of an existing residence must be in conformance with these Community Guidelines and approved by the Architectural Committee.

Along with you, we at Woodfield are committed to ensuring that the quality standards of development for this community are maintained both now and in the future. Should you have any questions about the material found within these Guidelines, please feel free to contact our managing agent.

Woodfield

TABLE OF CONTENTS

1. RESIDENTIAL DESIGN..... 4
Residential Structures..... 4
Additions to Existing Structures 5
Sheds and Other Outbuildings 6
Fences and Walls 7
Signage 7
Other Detached Structures or Elements 7

2. SITE DEVELOPMENT AND LANDSCAPE 9
Front Yards 10
Rear and Side Yard Requirements 11
Other Landscape Requirements..... 11

3. ADMINISTRATION AND OTHER REQUIREMENTS 13
Miscellaneous Provisions 13
Environmental Issues 14
Procedures for Requesting Architectural Committee Approval 15
Design Review Submittal Forms..... 15

4. APPENDIX 16
Exhibit 1 – Recommended Plant List..... 17
Exhibit 2 – Prohibited Plant and Landscape Materials List..... 19
Woodfield – Request for Approval 20
Woodfield – Landscape Compliance Worksheet 21

1. RESIDENTIAL DESIGN

WOODFIELD RESIDENTIAL DESIGN GUIDELINES AND STANDARDS

The purpose of the Design Guidelines is to promote neighborly consideration, deal with issues of privacy and ensure consistent architecture which, in turn, will preserve property values, enhance community image and nurture a positive quality of life.

The following guidelines shall apply to all new construction and the construction, installation, addition, alteration, repair, change or replacement of any improvement which would alter the exterior appearance of any structure or leased space or the improvements located thereon.

The Woodfield Design Guidelines do not supersede the City of Show Low, Navajo County, State of Arizona and/ or Federal building codes, zoning ordinances, development guidelines or other applicable health, life, safety and civil rights requirements as they now exist or may later be modified. Compliance with those codes, ordinances, guidelines or standards is required as a condition of Architectural Committee approval.

A. Residential Structures

1. Architectural Lighting

Preserving the dark sky of this region is of utmost importance to the Architectural Committee. As such, architectural lighting will be carefully reviewed.

- a. Generally, exterior lighting fixtures shall be kept to a minimum, are to be used primarily for security and safety purposes and are not intended to be used for full-time general area lighting.
- b. Architectural Committee approval is required of exterior lighting plans.
- c. Lights which are intended to illuminate a general area for temporary recreational purposes may be permitted upon Architectural Committee approval. These fixtures should not be used past ten o'clock in the evening (10:00 p.m.) and are subject to the other requirements of this section.
- d. All lighting fixtures must be shielded in such a manner as to completely conceal the lamp from view of all areas outside the residential space on which it is located.
- e. All lighting fixtures must control and direct the light from the lamp downward in such a manner as to not allow light to fall outside the property line of the residential space on which it is located.
- f. All lighting fixtures must be integrated with the architecture of the residence in that the fixture should be recessed, placed under eaves, mounted behind columns or otherwise located in a fashion seen as intentional and not randomly placed in ways which calls attention to their presence.
- g. All lighting fixtures must be integrated with the architecture of Woodfield in that the fixture, if visible, must be in keeping with the *Mountain Craftsman Style*.
- h. Front and side porch lights are encouraged. Individual fixtures shall not support lamps whose combined total power output exceeds 100 watts.
- i. Mercury vapor, low and high pressure sodium lamps are prohibited.
- j. No colored bulbs are permitted, except during holiday seasons.

B. Additions to Existing Structures

1. Building Form, Materials and Massing

- a. Additions should be sympathetic and compatible with existing building forms, massing, structure, detailing, color and materials.
- b. Additions should be designed and executed such that little or no difference is seen between old and new. A successful addition appears to have been constructed at the same time as the original structure.
- c. Generally, additions are subordinate to the original structure in terms of elemental and overall massing. If an addition exceeds the mass of the original structure, care must be taken to integrate the old and new successfully.

2. Building Heights

- a. Additions should be sympathetic and compatible with existing heights.
- b. Generally, additions are subordinate to the original structure in terms of height. If an addition exceeds the height of the original structure, care must be taken to integrate the old and new successfully.

3. Roofs

- a. Additions should be sympathetic and compatible with existing roof forms, structure, detailing, slope, color and materials.

4. Doors and Windows

- a. Additions should be sympathetic and compatible with existing doors and windows.

5. Awnings, Canopies and Patio Covers

- a. Awnings, canopies, and patio covers shall be modest in ornamentation, designed to be compatible with the *Mountain Craftsman Style* and should be seen as complementary to the main residence. In no way should these structures compete with the residence for attention by virtue of excessive detail, finishes, colors, etc. Rather, these structures shall be architecturally integrated with the design of the residence in construction, detail, proportion, style, finish and color.
- b. Fabric awnings and canopies should have a minimum five-year guarantee. The resident or his representative shall provide evidence of this as a part of the submittal for approval by the Architectural Committee.
- c. Awnings and canopies should be a complementary color to the exterior. Stripes, patterns or bright and contrasting colors are not permitted. All awning placement, design, patterns and colors shall be approved by the Architectural Committee.
- d. Discoloration or disrepair will require prompt replacement or removal.
- e. Canopies and patio covers with trellis may have translucent clear (not colored) flat (not corrugated) fiberglass on top of the shade trellis as long as it is not visible at the perimeter and is sloped ½" per foot or less.

6. Other Building Features

- a. Sun porches and enclosed patios may be submitted for Architectural Committee approval following careful evaluation of the quality of the design and construction and conformance with Woodfield design standards.

C. Sheds and Other Outbuildings

1. Building Form, Materials and Massing

- a. Sheds and other Outbuildings should be sympathetic and compatible with existing building forms, massing, structure, detailing, color and materials.
- b. Outbuildings should be designed and executed such that little or no difference is seen between old and new. A successful Outbuilding appears to have been constructed at the same time as the original structure.
- c. Outbuildings are subordinate to the original structure in terms of elemental and overall massing.
- d. Sheds, where permitted, should be screened from view from the street, neighboring spaces and public areas.
- e. Garages or screening structures for recreational vehicles shall not be prohibited, however, each such improvement shall be submitted to the Architectural Committee on a case by case basis and reviewed by the Committee with attention to the specific condition of the application.
- f. All Garage, Guest House and Outbuilding designs should be sympathetic and compatible with doors and windows found on the main residence.

2. Gazebos, Ramada's and Pergolas

- a. Detached Gazebos, Ramada's and Pergolas shall be modest in ornamentation, designed to be compatible with the *Mountain Craftsman Style* and should be seen as complementary to the main residence. In no way should these structures compete with the residence for attention by virtue of excessive detail, finishes, colors, etc. Rather, these structures shall be architecturally integrated with the design of the residence in construction, detail, proportion, style, finish and color.
- b. Roofing shall match that of the residence in color and quality. Pergolas with exposed structure (trellises) are subject to Architectural Committee approval. Gazebos, ramadas, and pergolas with shade trellis may have translucent clear (not colored) flat (not corrugated) fiberglass on top of the trellis as long as it is not visible at the perimeter, and is sloped $\frac{1}{2}$ " per foot or less.
- c. Structures shall be located at least 5' from property lines and are not to exceed 12' in height above adjacent grade.
- d. The use of landscaping to screen these structures from adjacent residential parcels is strongly recommended.
- e. Structures shall also take acoustic screening and light screening into consideration.

3. Driveways

- a. Driveways shall not be expanded from their original size.
- b. The driveway shall be a minimum 7' wide for parking perpendicular to the street.
- c. Ribbon driveways are acceptable.
- d. Only one driveway intersection with adjacent street is permitted per home. Circular drives or secondary drives to detached garages may be permitted with prior Architectural Committee approval.
- e. Driveways shall be constructed of durable materials (i.e. concrete, unit pavers, etc.),

stabilized aggregate materials (i.e. decomposed granite) may be used with prior approval of the Architectural Committee.

4. Other

Features which, in the opinion of the Architectural Committee, appear unsightly or unattractive as viewed from public areas, may be prohibited. Specifically, storage sheds and storage areas which might otherwise be permitted may not be visible in public areas such as the Park entrance and facilities.

D. Fences and Walls

Within the community of Woodfield, property line fences and walls are discouraged. However, if walls or fences are desired to create enclosure for outdoor living (domestic pets, etc.), the following guidelines should be considered:

1. If walls are desired, they shall not exceed four (4) feet in height above adjacent grade. Taller walls or fences may be permitted with prior approval from the Architectural Committee.
2. Within the community, transparent or “view” fencing is preferred over solid walls. Transparent fencing may be constructed of chain link, wire mesh, wrought iron, wood, vinyl picket or other durable material subject to height restrictions. Permitted finishes include galvanized, rusted, weathered, powder coated or painted, or other pre-approved finish. Other hardscape fence accents such as rock or columns may be acceptable. Wire mesh shall be secured to the inside face of fencing materials and colored to match.
3. Solid walls may be constructed of wood (recycled or new), engineered wood, smooth stucco over masonry, brick, decorative masonry, stone or other materials subject to prior approval by the Architectural Committee. Masonry fences must be a minimum of 8" wide.
4. No structure or improvement of any kind, whether referenced by these Architectural Guidelines or not, may be attached to walls.
5. Fence and wall finishes must follow grade along the entire length of the run. In cases of steep grades stepping of the fence or wall may be allowed.
6. Low (maximum height not to exceed three feet above grade) fences may be permitted in the front yard subject to Architectural Committee review and approval.

E. Signage

1. Address identification shall be consistent with the graphic theme for the Project.
2. Address identification shall comply with local Fire Department regulations.
3. No signage detached from the house is permitted.
4. All signage, including temporary signage, is to be approved by the Architectural Committee.

F. Other Detached Structures or Elements

1. Flagpoles
 - a. Prior approval of the Architectural Committee is required for the construction or installation of flagpoles or other structures necessary for the display of flags.

- b. Requests for approval shall include location, color, finish, materials, provision for grounding and foundation/ attachment details of the flagpole or other structure.
- c. Pole-mounted lighting is not permitted. Requests for flag pole approval shall include lighting plans, if applicable.
- d. Not more than one (1) flagpole may be installed per residential space.
- e. Flagpoles are limited to a single pole, the height of which is measured from the lowest adjacent natural grade to the top of the pole or finial. The maximum height of the pole shall be 15' or the distance from the base of the flagpole measured perpendicular to the nearest property line, whichever is less. Height of the flagpole includes any ornamentation, finial or other feature at the top of the pole.
- f. Flagpoles must be of an appropriate diameter to be rigid, stable, safe and reasonably proportioned to the height. Provide adequate foundation/ attachment at the base to ensure safe use.
- g. The maximum size of a flag shall be no greater than 4 feet by 6 feet.
- h. Flags may be flown or displayed in any manner permitted by and consistent with the Federal Flag Code. Only the American flag, the Arizona flag, or the flag of a sovereign American Indian Nation may be displayed.
- i. Only one (1) flag of the United States of America, plus one (1) flag of the State of Arizona or one (1) flag of a sovereign American Indian Nation may be flown at a time, except on Memorial Day, Flag Day, and July 4th, Labor Day, Veteran's Day, September 11th or on a special day of remembrance for a family member or friend. Flags flown on the excepted days shall be removed no later than sunset of the following day.
- j. Seasonal flags or other such informal or casual flags may be flown, except when the flag of the United States of America or the State of Arizona is being flown or displayed. Seasonal or other flags may only be flown from house-mounted brackets.
- k. Flags and flagpoles must be maintained in good, safe and operational condition.

2. Mechanical, Communications and Electrical Equipment

- a. All mechanical equipment shall be visually screened from adjacent residential properties.
- b. All mechanical equipment should be acoustically screened to reduce excessive noise created by such equipment.
- c. Colors of switch and transformer cabinets shall be as approved by the Architectural Committee, as permissible by the utility.
- d. Transformers, electrical switchgear, cable boxes, etc., should be screened with landscaping to the maximum extent permissible by the utility.
- e. No roof mounted mechanical, communications or electrical devices are permissible where visible from the street or other public areas. Sensitivity and consideration should be extended to neighbors also, with respect to their view of any such devices. These prohibited devices include but are not limited to antennas, towers, microwave equipment, satellite dishes, etc., whether for reception, transmission or both.

3. Ornamentation and Art

- a. Driftwood, deadwood, pallets, animal skulls, gas pumps, wagon wheels, wildlife sculpture, lawn jockeys, birdbaths, pink or otherwise colored flamingos, gnomes, water fountains, hitchin' posts, colored rock, old tractors, Egyptian, Greek or Roman statuary, Tiki gods, up-ended Cadillacs and other such yard-sized tchotchkes and bric-a-brac are prohibited in front

yards or other highly visible locations.

- b. Design and colors on walkways and driveways other than normal concrete surfacing shall be approved by the Architectural Committee in advance of construction.
- c. Seasonal displays are permitted during traditional holiday periods. These periods will be determined on a year-by-year basis by the community leadership.
- d. Works of art, sculpture or ornamentation are subject to these Design Guidelines including height and setback requirements. Such works shall not be constructed of reflective materials or illuminated in a manner inconsistent with the Design Guidelines.
- e. If ornamentation, artwork or sculpture is being considered which will be visible in whole or in part from any neighboring property, prior approval by the Architectural Committee is required.
- f. Private settings for art, visible only by the residents of the space upon which it is located, are encouraged. Any semi-public art or art visible by other than the residents of the space upon which it is located will be considered on a space by space basis.

4. Outdoor, Free-Standing Fireplaces and Fire Pits

- a. Gas fireplaces and fire pits should be designed with sincere regard to the adjacent property relationship. Material, texture and colors should match the residence.
- b. Generally, the greater the setback from yard walls the higher the acceptable chimney can be. If the fireplace is integrated with the yard wall the Committee recommends that the chimney not exceed 2' over the wall height.
- c. Setbacks are to be measured at the base of the structure.
- d. Fireplaces which are an integral part of other, larger structures such as cabanas or ramadas may exceed eight (8) feet in height subject to the Committee's approval.

2. SITE DEVELOPMENT & LANDSCAPE

SITE DEVELOPMENT & LANDSCAPE PHILOSOPHY

Site Development and landscape design guidelines and standards for the community have been created for the Woodfield community and Woodfield residents to:

- educate and inform residents on the value of indigenous plants
- create continuity within the community
- maintain property values within the neighborhoods
- be sensitive to water conservation issues
- be sensitive to wildfire concerns for the region
- promote preservation or reuse of on-site native plants

LANDSCAPE DESIGN STANDARDS AND REQUIREMENTS

Preservation of the undisturbed natural landscape with individual yards is highly encouraged. However, if a more "traditional" landscape appearance is desired, residents may submit a landscape plan for review and approval of the Architectural Committee. Requirements for "traditional" residential landscapes in

Woodfield are as follows:

A. Front Yards

Front Yard Landscaping Elements for Park Model spaces shall include a minimum of 150 square feet of landscaping. The Front yard area is defined as the total area amount of the front yard from the back of curb to the face of the house less the area allotted for hardscape (i.e.: driveways, walks, etc.).

Landscape elements shall include a combination of the following:

1. Trees

- a. The resident shall provide and install a minimum of one large tree (36" box, 2.5" caliper minimum) per yard or, alternatively, two 24" (1.5" caliper minimum) box trees per yard from ***Exhibit 2: Recommended Plant List***.
- b. No substitutions for new trees, such as shrubs, are permitted, except that an existing, living, healthy tree greater than the required size may be substituted for a new tree at the discretion of the Architectural Committee.

2. Site Grading

Landscape grading for aesthetic purposes will be encouraged and shall complement the contours found in the surrounding landscape. Slopes must be gently rounded with varying side slopes, with a maximum allowable slope of 3:1. Grading shall be accomplished without creating sharp transitions or unnatural shapes. All proposed grading shall blend subtly with the adjacent terrain. Landscape grading must also be accomplished without interrupting established drainage elements such as natural wash corridors or drainage easements.

Cut and fill slopes created as a result of site grading for infrastructure, homes, spaces, driveways or other site design elements will be required to be mitigated and enhanced with landscape materials and grading techniques consistent with the techniques described above.

Retaining walls, when necessary, shall be as low as is practical and only as wide or long as practical. The surface of the retaining wall shall be surfaced in a manner approved in advance by the Architectural Committee. Stones or natural materials from the site are the preferred surface material.

3. Surface Ground Cover

In visible landscape areas within the residential neighborhoods, use of local, on-site top soil / surface rock will be required for non-turf grass areas. The resident can stockpile material during construction for reuse during landscape installation. If use of on-site native rock is not feasible, imported rock that closely matches the color, size and texture of the existing must be reviewed and approved by the master developer.

Within non-visible private areas of the space, the contractor, resident and/or landscape designer should use a natural colored, indigenous rock. White, green and/or other "unnatural" colors of decomposed granite will not be permitted.

4. Boulders

Other materials may be used to create a naturalistic environment including boulders. Use of boulders in the landscape is subject to the following requirements:

- a. Boulders must be representative of the existing boulders and surface rock found in the immediate area.
- b. Use of surface select boulders (2' minimum diameter, 4' maximum diameter), placed approximately 1/3 below ground to create a natural appearance.

- c. Boulders should be integrated in mounding and grading.

5. Natural and Native Wood and Rock

Natural and native wood and rock may be placed in front yards, with Architectural Committee approval, if it is used to enhance flowering vegetation or as part of a landscaping theme in accordance with these guidelines.

B. Rear and Side Yard Requirements

- a. Rear and Side yards may be improved in any manner that suits the lifestyle of the resident, subject to the satisfaction of these Architectural Guidelines and the approval of the Architectural Committee.
- b. For any rear yard with a view fence, wherever located, the Architectural Committee reserves the right to comment upon and require changes to the landscape plan or installation. The Committee will concern itself with the view fence remaining unobstructed, matters similar to those expressed in any part of these Guidelines pertaining to view spaces and a general maintenance of standards established within the Project.
- c. Minimum setback from all property lines is 5' for all structures.
- d. Maximum height of any improvement at the minimum 5' setback shall be 18" above the top of the nearest yard wall. Heights greater than 18" above the yard wall are permitted provided that an additional one-foot setback is provided for each additional foot of elevation over 18" above the nearest yard wall. Maximum allowable height under any circumstances is 12', which is measured from the lowest at-grade finished floor elevation of the residence.
- e. Maximum permitted raised planter height is 2' above lowest finished floor elevation of the residence.

C. Other Landscape Requirements

1. Hardscape Areas

Custom designed hardscape elements such as sidewalks, patios and pool decks are encouraged in the community subject to the following criteria:

- a. Material and color of proposed hardscape elements should be compatible with and complement the architectural character of the home.
- b. Where practical, material, color and texture of the hardscape elements should minimize solar reflectivity.

2. Drainage

Landscaping, filling or rerouting of existing natural washes or drainage easements may result in flooding, erosion or other undesirable situations. Therefore, disturbance to any natural wash corridor or designated drainage easement on or adjacent to a space must be approved by the master developer.

If a wash is situated in a location where it cannot be maintained, the resident or landscape designer shall indicate the manner in which the storm-water is to be redirected or managed. The site plan shall indicate appropriate engineering and an aesthetic means of integrating the proposed solution into the site.

3. Natural Areas

Numerous common areas throughout Woodfield have been preserved in an undisturbed, natural condition. Every effort to maintain these areas in an undisturbed condition is required. If a natural area is unnecessarily destroyed during construction, the area will be required to be restored to a natural condition.

4. Irrigation

All newly installed plant material shall be watered with an automatic underground irrigation system. Irrigation systems should be designed to accommodate a temporary watering schedule for any native plants installed within the landscape. Specific watering schedules should be dictated by plant needs, seasonal conditions and weather. Low water use plants will be encouraged by the master developer to minimize irrigation water use.

5. Time Limits for Landscape Installation

- a. Landscaping of all front yards is required of the resident of each space as an element of the initial construction. Within 30 days after the recording of ownership and generally within 30 days of first occupancy, complete front yard landscaping and irrigation systems are required to be installed.
- b. Landscaping of all side and rear yards is required of the resident of each home as an element of the initial construction. Within 60 days after the recording of ownership and generally within 60 days of first occupancy, complete rear and side yard landscaping and irrigation systems are required to be installed.
- c. These guidelines for time periods are strongly recommended and enforced.

6. Landscape Materials

- a. The Committee's submittal requirements include a *Landscape Compliance Worksheet*. If the Committee does not provide a prepared "residential landscape design review checklist" for completion, the resident shall still demonstrate compliance with the Design Guidelines by providing a plan summary itemizing the calculated number of required plants and the actual number of plants.
- b. The Architectural Committee recommends the use of plants that meet the goals and objectives of the Arizona Municipal Water Users Association and also the Firewise Communities. All landscape materials are subject to Architectural Committee approval.
- c. The Architectural Committee has not developed a comprehensive closed list of landscape materials for use in the Project. In order to allow a reasonable freedom of expression, lists of Recommended Landscape Materials and Prohibited Landscape Materials have been developed. See **Exhibit 1: Recommended Plant List**, and also **Exhibit 2: Prohibited Plant and Landscape Materials List** in the **Appendix**.
- d. Use of indigenous materials is encouraged. Preferably, native plants should be preserved in place or, if necessary, carefully relocated.
- e. Visible irrigation equipment such as controllers, valves or other plumbing above ground, shall be painted to match the home or other appropriate color. Screening of the equipment is also encouraged.
- f. Use of underground drip irrigation systems and drought tolerant landscaping is encouraged.
- g. In order to meet the stated goals, the following materials are discouraged from use within the Project:
 - Plants known to be high pollen producing

- Plants known to be high water use
- Sub-surface polyethylene sheeting
- River run rock

7. Recommended Plant List

The primary objective of the preliminary plant list is to encourage residents and developers of Woodfield to utilize indigenous and other low water use plants appropriate for the locale. See ***Exhibit 1: Recommended Plant List***.

8. Prohibited Landscape Materials List

A list of prohibited plants and other landscape materials may be prepared to eliminate materials deemed inappropriate for use in the community. The materials will be prohibited based on aesthetics, water use, pollen production, invasive growth habits, etc. See ***Exhibit 2: Prohibited Plant and Landscape Materials List***.

9. Protected Plant List

Specific plants indigenous to the site and region are an important feature of the community and therefore will be required to be protected during construction. A specific list of protected plants will be prepared with more detailed planning. Other City ordinances may also dictate preservation of local species.

3. ADMINISTRATION & OTHER REQUIREMENTS

A. Miscellaneous Provisions

1. Residents are responsible for the conduct and behavior of their agents and contractors.
 - a. Contractors must be pre-approved by Woodfield with the appropriate licensing and insurance prior to commencement of work.
 - b. Contractors must abide by Woodfield Rules and Regulations
 - c. Changing oil on any construction vehicle or equipment on the site is prohibited.
 - d. Concrete suppliers, plasterers, painters or any other subcontractors cleaning their equipment on-site in other than a designated area is prohibited.
 - e. Contractors may not use or travel over any recreational area.
 - f. It is recommended that neighboring residents be advised of the proposed construction including the time period of the project and hours of construction activity.
 - g. Music played by the agents or contractors of residents must be at a reasonable level and of appropriate content.
 - h. Construction / Hours of Operation for Commercial Contractors:

	Summer	Winter
Monday – Friday	8:00 a.m. – 6:00 p.m.	7:00 a.m. – 5:00 p.m.

Saturday	9:00 a.m. – 3:00 p.m.
Sunday	Not Permitted

B. Environmental Issues

1. Water conservation measures are encouraged. Some examples of these might include the use of low flow plumbing fixtures, drought tolerant landscaping, pool covers to reduce evaporation and limited turf areas.
2. Alternative Energy Devices

The use of alternative energy devices (AED’s) is applauded as a positive response to the many threats to our environment. However, it is true that the tasteful integration of these technologies into any structure is frequently a significant challenge. This is especially the case when working within an aesthetic environment that places an emphasis on hand-made construction and generally eschew the slick, the modern and the high-tech. For these reasons, and subject to all conditions as set forth in the Covenants, the Architectural Committee will require a comprehensive submittal for each technology planned by the resident prior to installation of any alternative energy devices.

Several common alternative energy devices that may be anticipated include:

- a. Solar Hot Water Heater (panel)
- b. Photovoltaic Generator (panelized array)
- c. Wind Powered Generators (pole-mounted turbine)

Each of these technologies presents its own sort of aesthetic challenge for the Project and will require different approaches to their successful and acceptable implementation. Some general guidelines might include the following:

- a. Roof mounted AED’s shall match the roof color. Devices shall be integrated into the roof design and mounted directly to the roof plane where possible and shall not break the roof ridge line.
- b. AED’s shall not be visible from streets or public areas, and shall be screened from neighboring property.
- c. The structure, frame, plumbing, wiring, conduit, controllers, motors, generators, etc. will be painted to match the surface to which it is attached.
- d. All AED’s must be maintained in good, safe and operational condition. If they should become no longer operational, they shall be repaired, replaced or completely removed by the resident within a period not to exceed sixty (60) days following last use. Whatever evidence of their installation (staining, discoloration of roofing, holes, etc.) that may remain visible to adjacent residential properties, streets or public areas must be removed within that same period of time.

C. Procedures for Requesting Architectural Committee Approval

1. A pre-application conference is strongly encouraged. An architect or designer is encouraged to accompany the resident/applicant at the pre-application conference.

2. Preliminary plan submittal. The Architectural Committee shall respond at the meeting or within one week of the meeting to all issues raised by the application.
3. Final document submittal. Any complete submittal not approved or disapproved by the Architectural Committee within 30 days from the submittal shall be deemed to have been approved.
4. Inspections. Course of construction inspection may be required.
5. Submittal Requirements.
 - a. **Woodfield Request for Approval** form, completed and signed.
 - b. Supporting documents as required to describe the proposed project, including as applicable:
 - i. Site Plan, drawn to scale. Site plan should include all relevant information including topography, property lines, buildings or other structures, existing vegetation, etc.
 - ii. Floor plans and elevations.
 - iii. Specifications including all exterior colors and materials.
 - iv. Landscape plans including a **Woodfield Landscape Compliance Worksheet**. Use of the Architectural Committee's *Compliance Worksheet* is required. Plans must be accurately scaled with plant key, project address and location, scale, north arrow, etc.
 - v. Lighting plans.
 - c. Application Fee. The current application fee is \$0.00 for the first submittal and \$50.00 for each subsequent submittal.
 - d. It is the policy of the Architectural Committee that if applications are submitted in substantial conformance with most Community Guidelines, at the Committee's sole discretion, given extenuating circumstances, some specific Community Guidelines may be altered, waived or interpreted to meet the intent, goals and objective of the Community Guidelines. If plans are specifically approved in writing by the Architectural Committee and those plans contain features which do not conform to the Community Guidelines, then those non-conforming features shall be construed to be approved by the Architectural Committee.

D. Design Review Submittal Forms

The two required submittal forms, the **Woodfield Request for Approval** and the **Woodfield Landscape Compliance Worksheet** are included as Exhibit 3 and Exhibit 4.

5. APPENDIX

A. EXHIBIT 1: Recommended Plant List

B. EXHIBIT 2: Prohibited Plant and Landscape Materials List

C. EXHIBIT 3: Woodfield - Request For Approval

D. EXHIBIT 4: Woodfield - Landscape Compliance Worksheet

E. Contact Information

Woodfield Architectural Committee
3851 Vacation Village Drive
Show Low, AZ 85901
T (928) 242-9049
chris@woodfieldrv.com

F. Helpful Links

- Firewise Communities: www.firewise.org
- Woodfield: www.woodfieldrv.com
- City of Show Low: www.showlowaz.gov
- Navajo County: www.co.navajo.az.us

EXHIBIT 1 - RECOMMENDED PLANT LIST

The Woodfield native plant palette is a unique blend of desert species mixed with mountainous trees and shrubs. Because of its location right with frequent elevation changes and numerous drainage areas or creek beds, Woodfield’s on site native plant material has adapted well to the soil and weather conditions of the area. The types of plants have naturally diversified. This provides for a wide selection of native plant material that can be found on site.

The goal of Woodfield is to harmonize the existing environment with the new landscapes by restoring the natural vegetation rather than replacing it. Another primary objective for new landscaping is to utilize low water use plants appropriate to the locale. New landscapes should blend naturally with the surrounding environment to make it appear as though the community has maintained a symbiotic relationship with the native landscape for quite some time. By avoiding an “imported” appearance to new landscapes, the theme of Woodfield is maintained.

The recommended plant list below is important in establishing and maintaining the theme of Woodfield. Deviation from Exhibit 1 will be subject to review while deviation from Exhibit 2 will be strictly prohibited.

Trees:

- | | | | |
|-------------------------|-------------------|-----------------------|----------------|
| - Acer rubrum | Red Maple | - Pinus nigra | Austrian Pine |
| - Acer saccharinum | Silver Maple | - Pinus ponderosa | Ponderosa Pine |
| - Cupressus arizonica | Arizona Cypress | - Populus tremuloides | Quaking Aspen |
| - Juniperus deppeana | Alligator Juniper | - Quercus gambelii | Gambel Oak |
| - Juniperus monosperma | One Seed Juniper | - Quercus palustris | Pin Oak |
| - Juniperus osteosperma | Utah Juniper | - Quercus rubra | Red Oak |
| - Pinus edulis | Pinon Pine | - Quercus virginiana | Live Oak |

Shrubs and Groundcovers:

- | | | | |
|------------------------|-----------------------|----------------------------|------------------------|
| - Arctostaphylos spp. | Manzanita Varieties | - Caryopteris clandonensis | Blue Mist |
| - Cercocarpus montanus | Mountain Mahogany | - Chrysothamnus n. | Gray Rabbitbrush |
| - Cornus stolonifera | Red or Yellow Dogwood | - Cowania mexicana | Cliff Rose |
| - Fallugia paradoxa | Apache Plume | - Forestiera neomexicana | New Mexican Privet |
| - Hedra Helix | English Ivy | - Hesperaloe parviflora | Red Yucca |
| - Mahonia aquifolium | Oregon Grape | - Mahonia repens | Creeping Mahonia |
| - Nolina microcarpa | Bear Grass | - Opuntia spp. | Prickly Pear Varieties |
| - Opuntia whipplei | Native Cholla | - Parthenocissus q. | Virginia Creeper |
| - Quercus turbinella | Scrub Oak | - Rhus glabra | Smooth Sumac |
| - Rhus aromatica | Grow Low Sumac | - Robinia neomexicana | Desert Locust |
| - Rhus trilobata | Three-Leaf Sumac | - Spartium junceum | Spanish Broom |
| - Salix exigua | Coyote Willow | - Yucca spp. | Yucca varieties |
| - Vitis arizonica | Canyon Grape | | |

EXHIBIT 1 - RECOMMENDED PLANT LIST (Cont'd)

Grasses and Perennials:

- | | | | |
|-------------------------|--------------------------|--------------------------|---------------------|
| - Achillea millefolium | Western Yarrow | - Aristida spp. | Threeawn varieties |
| - Bouteloua spp. | Grama varieties | - Convolvulus tricolor | Dwarf Morning Glory |
| - Coreopsis grandiflora | Common Tickseed | - Ericameria laricifolia | Turpentine Bush |
| - Gaura lindheimeri | Gaura | - Kiphofia uvaria | Red Hot Poker |
| - Melampodium l. | Blackfoot Daisy | - Muhlenbergia rigens | Deer Grass |
| - Penstemon spp. | Penstemon varieties | - Ratibida columnifera | Mexican Hat |
| - Rudbeckia spp. | Black Eyed Susan Variety | - Rubus leucodermis | Western Raspberry |
| - Tridens flavus | Purple Top | | |

Although many of the above plants may not be native to the area, they each help to establish the native theme of Woodfield. Plants desired for use that are not on this list will be subject to review. Future updates to this list may follow.

EXHIBIT 2 - PROHIBITED PLANT AND LANDSCAPE MATERIALS LIST

Prohibited Plants:

- *Abies procera* Noble Fir

EXHIBIT 3 – WOODFIELD REQUEST FOR APPROVAL

Name:	
Address:	
City State Zip:	
Phone:	
Phase No:	
Space No:	
Work to be performed by:	
Phone for Contractor:	

Please provide a description of the request in detail; sufficient to describe the proposed request: use additional pages as necessary. Please provide drawings, photographs, type of materials to be used, color(s), dimensions of improvement and location on space. Two sets of plans should be submitted. Landscaping plans should include a completed *Landscape Compliance Worksheet*.

The resident agrees to maintain the improvement if approval is granted by the Architectural Committee. The resident further agrees to comply with all city, county and state laws and to obtain all necessary permits.

Resident Signature _____ Date _____

Below for Architectural Committee use only

The request as submitted above is:

_____ Approved _____ Denied _____ Approved subject to the following conditions:

Woodfield Architectural Committee Signature _____ Date _____

Submit form to:
 Woodfield Architectural Committee
 3851 Vacation Village Drive
 Show Low, AZ 85901

T: (928) 242-9049
 E: chris@woodfieldrv.com

EXHIBIT 4 - WOODFIELD LANDSCAPE COMPLIANCE WORKSHEET

Preservation of the undisturbed natural landscape with individual yards is highly encouraged. However, if a more "traditional" landscape appearance is desired, residents may submit a landscape plan with this application form for review and approval of the Architectural Committee.

Name:	
Address:	
City State Zip:	
Phone:	
Phase No:	
Space No:	
Work to be performed by:	
Phone for Contractor:	

Please provide a landscape plan, drawn to scale, that includes any and all site improvements (existing and proposed) including plant legend. Two sets of plans should be submitted with this *Landscape Compliance Worksheet*.

TOTAL FRONT YARD LANDSCAPE AREA: _____ square feet (S.F.)

Front Yard Requirements (minimum):

Plant Type	Size Required	Quantity Required	Quantity Provided
Large Tree	36" box, 2.5" caliper	1	
Trees – Two 24" box trees may be an acceptable substitute for the large tree listed above.			
Shrubs (requested, not required)			
Accent Plants (requested, not required)			
Ground Cover			

Please provide any additional descriptions of the request in detail; sufficient to describe the proposed improvements: us additional pages as necessary. Please provide drawings, type of materials to be used, color(s), dimensions of improvement and location on space.

The resident agrees to maintain all landscape improvements if approval is granted by the Architectural Committee. The resident further agrees to comply with all city, county and state laws and to obtain all necessary permits.

Resident Signature

Date

EXHIBIT 4 - WOODFIELD LANDSCAPE COMPLIANCE WORKSHEET (Cont'd)

Below for Architectural Committee use only

The request as submitted above is:

_____ Approved _____ Denied _____ Approved subject to the following conditions:

Woodfield Architectural Committee Signature

Date

Submit form to:

Woodfield Architectural Committee
3851 Vacation Village Drive
Show Low, AZ 85901

T: (928) 242-9049
E: chris@woodfieldrv.com