

3 CANYONS RANCH MASTER HOMEOWNERS' ASSOCIATION MASTER DESIGN COMMITTEE (MDC) GUIDELINES

1. INTRODUCTION

The Master Design Committee (MDC) consists of volunteers appointed by the Board of Directors at the July meeting. Members wishing to serve on the MDC should contact the Board member who represents their Section on the Board of Directors. The MDC meets on the second Monday of every month. The time and place of the meeting will be posted on the website, <http://www.az3canyons.com>.

2. PURPOSE

The MDC has the responsibility to review all changes to the properties within the boundaries of the 3 Canyons Ranch Homeowners Association. This includes, but not limited to, new construction, sheds, garages, barns, fences and walls. To be considered for approval at the next meeting, applications must be received by the MDC no later than 5 pm, on the Friday immediately preceding the next scheduled meeting. The MDC must approve any project before construction can begin. Please contact a Committee Member with any questions. MDC members and contact information are listed on the website, <http://www.az3canyons.com>.

3. REVIEW PROCESS

The property owner must complete and sign the MDC Guidelines checklist located on page 5 of this document. The following paragraphs will assist the owner in identifying the requirements and items needed to complete the guideline checklist. Please contact a Committee Member with any questions. The Guideline Checklist and supporting documentation should be sent to the MDC at the following address:

**Master Design Committee
PO Box 778
Hereford, AZ 85615**

A MDC member will review the application and work with the owner to ensure all documentation required by the MDC is included and the application will be considered at the next scheduled meeting. The owner will be notified of the Approval/Disapproval of the application within five (5) days after the MDC meeting.

4. SITE PLAN

The Site Plan is a drawing or survey map of the owner's property which includes property lines, location of proposed project, other buildings, fences, walls, setback measurements to all property lines from the proposed project, and a compass arrow orientation. The setbacks are stated in the CC&Rs Section 4.3.4.

Perimeter fences have no setback restrictions but must be open smooth wire fencing. Barbed wire fencing is allowed on properties of thirty-six (36) acres or more.

Please contact a Committee Member with any questions. MDC members and contact information are listed on the website, <http://www.az3canyons.com>.

5. HOUSE PLANS

An application for new construction of a house, guest house, or an addition to an existing house will include a set of blueprints for the proposed construction. The application will also include a copy of the Building Permit issued by Cochise County. Assessments will be based on the livable square footage listed on the Building Permit. Assessments begin as of the date of MDC approval. Prorated assessments will be reflected in the next billing cycle from the Master Homeowners Association.

6. ELEVATIONS

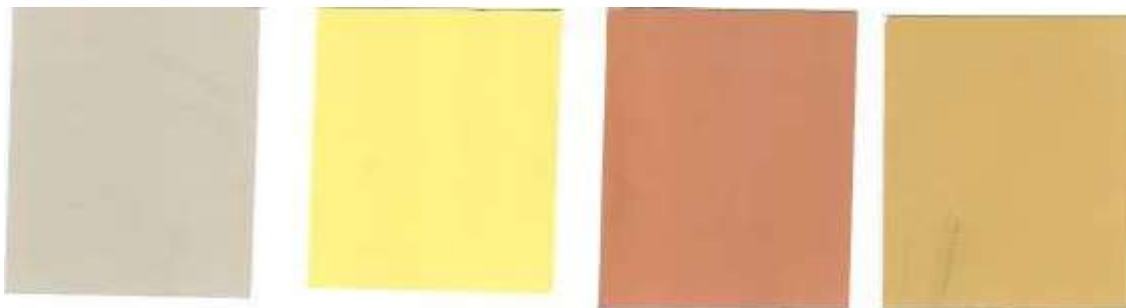
The elevation drawings will show the proposed building from the front, back and sides. The dimensions (length, width, and height) of the proposed building will be displayed.

7. FENCES/WALLS

All proposed fences and walls must be shown on the site plan and indicate the type of material and color to be used on the project.

8. EXTERIOR COLOR SCHEME

The exterior color scheme samples will indicate the colors to be used on the exterior of all buildings, structures and walls. A sample or brochure illustrating the type and color of roofing material is also required. The five colors shown are the darkest acceptable colors in that range. All lighter colors in that range and white are acceptable.



9. 3 CANYONS CURB CUT

All projects which are done within the 3 Canyons Road easement must be approved by the Road Committee and the MDC. These projects include road resurfacing and curb cut to Three Canyons Road. Plans and specifications for all roads and driveways that provide ingress or egress onto Three Canyons Road will be submitted for approval by the Road Committee and the MDC. Please contact a Road Committee Member for the specifications of a Curb Cut on Three Canyons Road. Road Committee members and contact information are listed on the website, <http://www.az3canyons.com>.

10. PROJECT COMPLETION

All projects are required to be completed within one year after the MDC has approved the project. New construction of a house or guest house may submit a request for a one year extension. All other projects will have to resubmit an application to the MDC.

11. MASTER DESIGN APPLICATION FEE

There is a Processing Fee of \$200 and a Refundable Construction Deposit of \$1000 for all new construction of a house, guest house, or an addition to an existing house to be submitted with the application.

There is a Processing Fee of \$35 for all other projects to be submitted with the application.

12. REAL ESTATE AND CONSTRUCTION SIGNAGE

The Owner may place one Real Estate sign on the property. This size of the Real Estate sign will not exceed eighteen (18) by twenty-four (24) inches with a rider of six (6) by twenty-four (24) inches.

One Construction sign not to exceed two (2) feet by four (4) feet in size and six (6) feet high may be placed on the property or at the entrance to a Subdivision/Village. The sign must be removed within ten (10) days of the completion of the construction.

No signs shall be placed in the right of way for Three Canyons Road

13. SUBDIVISION APPROVAL

Developers will submit the Plat for a new subdivision of Lots or Parcels to the MDC prior to submission to the County. The MDC will review the submission to ensure there are no conflicts with the CC&Rs. After approval of the Plat by the County the MDC will submit the subdivision to the Board of Directors for approval. Please contact a Committee Member with any questions.

14. NEW VILLAGE APPROVAL

New Villages will comply with the 3 Canyons Ranch CC&Rs and will be governed by Village CC&Rs, Village Association Articles of Incorporation and Bylaws (Village Governing Documents). A complete set of the proposed Village Governing Documents will be submitted to the MDC. The Village Documents must be in compliance with the 3 Canyons Ranch CC&Rs. The submission of the Village Governing Documents shall include a \$3,000 application fee, to cover the cost to the Master Association for review of the proposed Village Governing Documents. After the initial approval by the MDC the Village Governing Documents will be submitted to the Board of Director for approval of the Village. Please contact a Committee Member with any questions.

15. ROLE OF MASTER DESIGN COMMITTEE FOR NEW VILLAGE

Notwithstanding the creation of a Village Architectural Committee, all new construction and site improvements will be submitted to the MDC along with the application fee, until such time as the Village Association creates an Architectural Committee composed entirely of Village Owners and the control of the Village Association is transitioned from the Developer to a Village Association Board of Directors composed exclusively of Village owners other than the Developer. Copy of all approvals will be provided to the MDC within 30 days of the Village Architectural Committee approval. Please contact a Committee Member with any questions.

16. VIOLATIONS

The MDC will take the initial action on all reported violations. The MDC will investigate and determine if a violation of the CC&Rs exist. The MDC will attempt to contact the property owner to discuss the violation. The MDC will issue a letter to the property owner identifying the violation. The property owner will have thirty (30) days to correct the violation or submit a detailed plan of the corrective action to the MDC for approval.

The MDC will issue a Notice of Violation (NOV) letter via certified mail if the violation has not been corrected. The NOV letter will contain the following information:

- a) The provision of the CC&Rs that cover the violation.
- b) The date the violation was observed by a MDC member.
- c) The name of the MDC member who observed the violation.
- d) A description of the process the owner must follow to contest the NOV letter.

The MDC will submit the NOV letter to the Board of Directors for action. An owner must contact the Board of Directors to appeal the NOV letter. Details of the appeal process are contained in the NOV letter.

17. CC&Rs Sections

The primary CC&Rs Sections the MDC uses to evaluate the Property Owner's submissions are Section 4.2.4 Animals, Section 4.3.4 Setbacks, Section 4.3.5 Height Restrictions, Section 4.3.6 Story Restrictions, Section 4.3.7 Size Restrictions, Section 4.3.8 Number of Buildings, Section 4.3.9 Variances, and Section 4.9 Fencing.

18. CONCLUSION

These guidelines should assist property owners for most routine projects. For more unique projects please contact a Committee Member with any questions. The MDC members are here to help our neighbors enhance their property within the CC&Rs. MDC members and contact information are listed on the website, <http://www.az3canyons.com>. Please complete and sign the Master Design Committee Guideline Checklist on the following page for your project.

MASTER DESIGN COMMITTEE GUIDELINE CHECKLIST

Please complete this checklist according to the MDC Guidelines (Indicate N/A if an item does not apply). Send the required items, the application fee, and the signed checklist to:

Master Design Committee, PO Box 778, Hereford, AZ 85615

OWNER

BUILDER

Name: _____

Mailing Address _____

City & Zip: _____

Telephone: _____

E-Mail: _____

House Number and Road Name: _____

Section: ____ Parcel: 104-_____ # of acres: _____ Sq Footage _____

Description of Project: _____

Building Permit # (New construction only) _____

Building Permit (attach copy)		Site Plan with Setbacks	
Floor Plans		Exterior Color Scheme Sample	
Elevations (all sides)		Fencing/Walls (description of material)	
3 Canyons Curb Cut			

Owner's Signature: _____

Date: _____