

THE ENCLAVE II at GAINNEY RANCH
STANDARDS

TABLE OF CONTENTS

1. ENCLAVE II ARCHITECTURAL GUIDELINES - pg. 1
2. APPROVED PAINT PALETTE – pg. 7

Enclave II Architectural Guidelines

Gainey Ranch was envisioned by the original developer as the premiere address in all of Scottsdale Arizona. The purpose of these design guidelines is to allow the individual home owner the ability to maintain their residence to the standards put forth by the original charter – the standard of being the best.

Over time homes must be maintained and elements replaced or reconstructed due to the severity of our desert climate and the lifespan of building materials and systems. Aside from the physical demands, styles and values change; what was once viewed as tasteful may no longer carry a perceived value or aesthetic interest. Materials and methods of construction improve, and advancements in technology dictate that change and evolution is a necessary component to owning a house. Each individual home owner shall have the ability to maintain and upgrade their property in such a manner appropriate to their lifestyle. These homes represent a significant investment and need to be maintained in order to hold or have their value increase. While the ability to design a custom home was an option when The Enclave II was originally conceived, the following guidelines are presented to provide the individual homeowner the freedom to enhance or build upon certain features of their home. All modifications and improvements must follow these two guidelines:

1. All proposed changes to the exterior appearance of a residence within the Enclave II shall be submitted to The Enclave II Board of Directors for review and approval. This process shall have 2 phases. First an informal pre-design meeting shall be scheduled in which the basic design intent is presented to The Enclave II Board of Directors. During this meeting the homeowner will be given direction as to what can be allowed and what will be required for the final presentation. The Second phase will be a formal presentation in which a complete design package is presented to The Enclave II Board of Directors before going onto the Master Architectural Committee for final review and approval.
2. Master Architectural Rules, section 2, Article 1; Review Procedures, Paragraph B: “The MAC has adopted guidelines upon which all requests for actions or approvals from the Master Architectural Committee must be submitted. The Review Process Submittal Checklist shall indicate the number of copies of each set of plans, specifications, site plans or other documents, which must accompany applications when submitted to the Master Architectural Committee Coordinator at the Administration Office.”

All submittals shall have the following components that shall clearly illustrate the design intent of the proposed changes and how they will affect the look and feel of the residence.

- Color photographs which clearly document the existing conditions.
- Floor and site plans which clearly show the existing and proposed changes that wish to be made and how they relate to other like areas of the project.
- Professionally drawn or illustrated building elevations or 3-dimensional renderings which clearly illustrate all changes.
- Actual material samples for approval keyed back to the floor and site plan illustrations.
- \$45.00 submittal fee should be included.

It is strongly recommended that all proposed changes for a single residence be submitted as a single comprehensive package so that all components can be reviewed simultaneously.

Enclave II Architectural Guidelines

PAINTING:

All requests for painting shall be brought up to The Enclave II Board of Directors. Paint colors shall be selected from the approved paint color section of these guidelines. It is not necessary for residents to have a formal presentation for repainting their house – floor plans or other illustrations are not required.

- To maintain the high design standards within The Enclave II it is strongly recommended that adjacent houses not be painted the same color. A one house buffer should be maintained between like colors.
- Antiqued or faux finishes are not permitted within The Enclave II.
- All houses in The Enclave II shall have the main body of the house painted a single color.
- All painted trim colors shall match and be the same color.

STONE VENEERS:

Artificial stone veneers are not permitted within The Enclave II. Only natural stone and natural stone thin cut veneers shall be accepted within The Enclave II. Thin cut veneers must utilize corner pieces at all outside corner conditions. Individual units of stone shall have a minimum edge exposure or return of 4” at all exposed corners. Veneer materials shall be installed in such a manner that there are no exposed unfinished edges of the veneer.

- Acceptable stone patterns for The Enclave II include field stone, stacked, cobble and ashlar patterns. Flagstone or river rock patterns are not acceptable.
- Stone shall be applied as a mass; banding and wainscoting are not allowed. Stone veneers will not be allowed to not stop mid-wall; massing must return or die at an inside corner.
- Stone shall only be used as an accent material. It is not permitted for entire facades of a residence to be clad with a stone veneer.
- Field stone veneer patterns shall not be applied to pop-outs on buildings at door or window surrounds. Pop-outs shall only be clad or highlighted with a limestone or weathered cast concrete material. All headers shall have the appearance of being self-supporting.
- Eroding or eroded wall details are not allowed.
- Stone veneers shall extend below the ground line to appear as if the wall is grounded. No ‘floating’ stone details are permitted.
- Site or landscape walls must have all sides wrapped in stone to give the appearance the wall is entirely made of stone. The application of stone to a single surface of a site wall is not allowed.
- All natural stone wall caps must have a minimum thickness of 3”.
- A small three foot sample section of the veneer shall be erected and inspected by The Enclave II Board of Directors for conformance to what was submitted. After the committee has approved this sample, permission will be granted to complete the project. The Enclave II Board of Directors may issue a stop work order and require re-submittal and review for any derivations from what was approved thru the design review process. All stoppages in work due to mismatched samples shall be corrected within 1 week.

Enclave II Architectural Guidelines

STUCCO FINISHES:

- The existing exterior stucco finish and texture on the residences at The Enclave II shall be maintained as is. Any additions or repairs shall match these existing conditions.
- Integrally colored stucco finishes or antiquing shall not be allowed. All stucco finishes shall be painted an approved Enclave II color.

WINDOWS AND DOOR REPLACEMENT:

- The Enclave II supports the replacement of doors and windows with more energy efficient alternatives.
- All new selections shall meet minimum energy requirements as set for by the current residential building codes.
- The use of colored frames shall be up to the discretion of the Enclave II Board of Directors.
- Divided lights shall be allowed as a design element within The Enclave II. Any changes to the appearance of doors and windows shall carry throughout the entire residence and wrap all facades.
- Window and door openings may be made smaller or larger, change shape, and may transform from window to door and door to window. These changes shall be illustrated clearly and presented to The Enclave II Board of Directors for review and approval.
- The addition of French doors, sliding, pocketing or bi-fold systems shall also be allowed.

ROOF TILES:

The Roof tile for The Enclave II shall maintain the existing flat concrete style. New colors may be brought to The Enclave II Board of Directors for consideration. Alternate materials such as Mission, S-shapes, slate, wood shake, or metal roofs shall not be allowed.

SKYLIGHTS:

- The skylights shall not be allowed to be installed on slopping roofs that are visible from the street or golf course.
- Skylights shall be allowed on flat roof systems where parapet walls totally conceal the fixture.
- All interior lighting shall be directed in a downward position so that light does not project out from the skylight.

EXTERIOR LIGHTING FIXTURES:

The quantity of lighting fixtures on the market is infinite and is constantly changing. As a result, all submittals or requests to update exterior lighting fixtures shall be accompanied by a manufacturer's cut sheet and an actual sample for consideration.

- All new or replacement fixtures shall have an obscure glass to hide the bulb, or a design in which the bulb is recessed from view.

Enclave II Architectural Guidelines

- No colored glass shall be allowed in front of the lighting source.
- If larger fixtures are selected which changes the location of the electrical box, the exterior finished surface shall be patched and repaired to seamlessly match the exterior of the existing house. All fixtures shall be scaled properly for the location on the residence.
- All fixtures shall comply with the most current electrical and building codes.
- Energy efficient bulbs are encouraged to be used where possible.
- All fixtures on the exterior of a residence shall be of a consistent design style.

FRONT ENTRY GATES:

- Front entry gates shall be made of solid stock steel and finished in a color that compliments the exterior color pallet of the house. Custom colors and finishes shall be considered on a case-by-case basis.
- Designs for new gates shall be presented for review and approved on a case-by-case basis.

GARAGE DOORS & DRIVEWAYS:

- Replacement garage doors with new units shall be allowed.
- All new garage doors shall be insulated.
- New garage doors may be clad with veneers such as wood or metal and may be articulated with iron detailing. Windows shall not be allowed within new garage door compositions.
- All new garage doors or door elements shall be drawn to scale for approval.
- One (1) style of driveway paver permitted as specified by The Enclave II Board of Directors.
- Pavers to meet and be level with the existing sidewalks.

BUILDING POP-OUTS AND LET-IN DETAILING:

- Existing pop-outs on the facades of The Enclave II homes can be removed, filled in or expanded in order to improve the homes overall aesthetic.
- Pop-outs may be clad with a carved stone or pre-cast concrete detailing on primary facades to accent certain primary window or door elements. These stone or concrete details must return to inside corners matching concepts put forth under the stone veneer section of these guidelines.
- Let-in details that exist on certain models shall also have the ability to be filled in flush if so desired.
- Glass or cable railings shall also be allowed.

AWNINGS:

- Ornamental awnings may be added to the exterior of the homes.
- Awnings may be constructed of steel, wood or fabric.
- Awnings made of fabric must be kept clean and free from fading. The Enclave II Board of Directors shall have the right to make homeowners remove or replace fabric awnings that are in disrepair.
- Wood and metal awnings must be maintained in original like new condition with no peeling, rust or warping.

Enclave II Architectural Guidelines

BALCONIES AND DECKS:

- Balconies shall be allowed to be added to the facades of homes in The Enclave II and positioned such that the privacy of neighboring homes is not impeded.
- Balconies shall be sized proportionately to the opening they are being placed under and shall have detailing that makes them look supported and integrated rather than just being applied to the surface.

SHUTTERS FOR WINDOWS AND DOORS:

- Shutters may be added to both window and door elements on the exterior elevations.
- Shutters shall be proportioned to be the same width and shape as the openings they are covering.
- Shutters shall be constructed so that they appear to be operable with hinges and locking hardware.
- Shutters shall have a minimum 3/4" gap between the face of the building and the back side of the shutter.
- Shutters may be stained or painted an approved Enclave II accent color. Custom colors shall be considered on a case-by-case basis.

DECORATIVE CHIMNEY ELEMENTS:

- Chimney elements may be re-designed to complement and anchor the home. Features such as metal grills, stone fins or trim, and open-air designs shall be allowed.
- Minimum code clearances shall be maintained on all chimney modifications.
- The skylights shall not be allowed to be installed on slopping roofs that are visible from the street or golf course.

ARTIFICIAL PLANTS:

- Artificial plants, with the exception of artificial grass, shall not be permitted to be used as a design element facing or visible by common or rear golf course areas.
- The use of artificial plants shall be limited to the interior of individual courtyards and private backyards. Artificial plants shall be kept at a height to not be seen from neighboring houses at ground level or visible from the street.

CONSTRUCTION REGULATIONS:

Contractors:

All work for the sections listed above shall be performed by a licensed and bonded contractor and according to the most current building codes as adopted by the City of Scottsdale Arizona. Before any construction can commence, all contractors shall make an appointment to have a preconstruction meeting at the Gainey Ranch Administration offices. At this meeting all guidelines and rules of operation for working within Gainey Ranch will be presented to the contractor. After this meeting the Contractor shall meet with The Enclave Maintenance Department and provide current proof of licensing and bonding, as well as liability insurance as required by The Enclave. Contractors shall also provide The Enclave II Board of Directors with three professional references for review.

Enclave II Architectural Guidelines

The quality of all work done within The Enclave II shall be held to the highest quality and standards. Unsightly, sloppy or poor workmanship may result in a stop work order and contractor removal from the jobsite.

Enforcement:

The failure to construct or modify any aspect of an existing residence per the approved Enclave II and MAC plan submittals shall result in a stop work order. Homeowners and contractors shall then have 2 weeks to correct any errors or be forced to return the home to its original pre-construction condition.

Trash and Debris Removal:

The clean-up and removal of construction debris shall be done on a daily basis from all common areas, sidewalks and streets. Any permanent damage or discoloring as a result of any construction project shall be corrected at the owner's expense within 2 weeks of notice. Projects shall be kept in an orderly and clean manner that is hazard free. Littering on the job site shall be strictly enforced with potential contractor back charges and or removal from the project. Measures shall be taken to assure that debris does not blow or travel to neighboring parcels, the burning of any debris is strictly prohibited. Any damage to common area landscape or plantings shall be replaced at the owner's expense.

Project dumpsters that arrive to The Enclave II shall be free from graffiti or other visually offensive graphics. Dumpsters shall be cleared immediately when full and shall not remain on any construction project longer than 60 calendar days.

Dust control shall be enforced per Maricopa County standards. Daily efforts shall be made to keep dust to a minimum and contained within the projects property boundaries.

Material storage:

The storage of building materials at a project shall be kept in an orderly manner and, where possible, free from view from the street. A daily effort shall be made to keep materials condensed and neat in appearance.

Noise control:

Music shall be kept at a volume that is not bothersome to adjacent properties.

Construction trailers:

Construction trailers shall not be allowed to be parked at a residence or on the streets of The Enclave II.

Parking:

Parking for a specific project within The Enclave II shall be kept to the side of the street where the residence faces. If the amount of vehicles for a single project becomes excessive, an offsite parking solution will be enforced.

Sanitary Facilities:

Sanitary facilities shall be provided in accordance with OSHA requirements and set back a minimum of 25' from the curb and kept on the homeowner's property. These facilities shall be screened from view.

APPROVED: March 2012

ENCLAVE II APPROVED PAINT PALETTE

SCHEME #1

MAIN HOUSE & WALL COLOR: Adobe – DEC726

ACCENTS (wall caps, arches, columns, pop outs, gate posts & doors):

Maple View – DE6152
Chester Brown – DE6147
Inside Passage – DEC764

FRONT DOOR (high gloss is recommended):

Maple View – DE6152
Chester Brown – DE6147
Inside Passage – DEC764
Spiced Berry – DEA149
Parisian Night – DEA184
Deep Pine – DEA180
Iron River – DEA176
Northern Territory – DEA158

ALL METAL WORK: Salem Black – DE6343
Iron River – DEA176

HIGH GLOSS RECOMMENDED

SCHEME #2

MAIN HOUSE & WALL COLOR: Wooded Acre – DE6130

ACCENTS (walls caps, arches, columns, pop outs, gate posts & doors):

Big Stone Beach – DE6132
Adobe – DEC726
Sand Dune – DE6128

FRONT DOOR (high gloss is recommended):

Big Stone Beach – DE6132
Adobe – DEC726
Sand Dune – DE6128
Spiced Berry – DEA149
Parisian Night – DEA184
Deep Pine – DEA180
Iron River – DEA176
Northern Territory – DEA158

ALL METAL WORK: Salem Black – DE6343
Iron River – DEA176

HIGH GLOSS RECOMMENDED

ENCLAVE II APPROVED PAINT PALETTE

SCHEME #3

MAIN HOUSE & WALL COLOR: Tan Plan – DE6137

ACCENTS (wall caps, arches, columns, pop outs, gate posts & doors):

Dark Sepia – DE6138
Terracotta Sand – DE6136
Shortbread – DE6134

FRONT DOOR (high gloss is recommended):

Dark Sepia – DE6138
Terracotta Sand – DE6136
Shortbread – DE6134
Spiced Berry – DEA149
Parisian Night – DEA184
Deep Pine – DEA180
Iron River – DEA176
Northern Territory – DEA158

ALL METAL WORK: Salem Black – DE6343
Iron River – DEA176

HIGH GLOSS RECOMMENDED

SCHEME #4

MAIN HOUSE & WALL COLOR: Calico Rock – DE6229

ACCENTS (wall caps, arches, columns, pop outs, gate posts & doors):

Shaggy Barked – DEC771
Shaker Grey – DE6231
Porous Stone – DE6220

FRONT DOOR (high gloss is recommended):

Shaggy Barked – DEC771
Shaker Grey – DE6231
Porous Stone – DE6220
Spiced Berry – DEA149
Parisian Night – DEA184
Deep Pine – DEA180
Iron River – DEA176
Northern Territory – DEA158

ALL METAL WORK: Salem Black – DE6343
Iron River – DEA176

HIGH GLOSS RECOMMENDED

ENCLAVE II APPROVED PAINT PALETTE

SCHEME #5

MAIN HOUSE & WALL COLOR: Egyptian Sand – DE6207

ACCENTS (wall caps, arches, columns, pop outs, pate posts & doors):

Tuscan Mosaic – DE6208
Ancient Earth – DE6217
Riverbed – DEC767

FRONT DOOR (high gloss is recommended):

Tuscan Mosaic – DE6208
Ancient Earth – DE6217
Riverbed – DEC767
Spiced Berry – DEA149
Parisian Night – DEA184
Deep Pine – DEA180
Iron River – DEA176
Northern Territory – DEA158

ALL METAL WORK: Salem Black – DE6343

Iron River – DEA176

HIGH GLOSS RECOMMENDED

SCHEME #6

MAIN HOUSE & WALL COLOR: Wooden Peg – DE6215

ACCENTS (wall caps, arches, columns, pop outs, pate posts & doors):

Barrel Stove – DE6216
Ancient Earth – DE6217
Pigeon Grey – DE6214

FRONT DOOR (high gloss is recommended):

Barrel Stove – DE6216
Ancient Earth – DE6217
Pigeon Grey – DE6214
Spiced Berry – DEA149
Parisian Night – DEA184
Deep Pine – DEA180
Iron River – DEA176
Northern Territory – DEA158

ALL METAL WORK: Salem Black – DE6343

Iron River – DEA176

HIGH GLOSS RECOMMENDED