

Panorama Ranches Homeowners Association Design Criteria and Requirements December 16, 2009

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I. The Architectural Control Authority (ACA)

The Architectural Control Authority (subsequently referred to as the ACA) derives its legal existence and authority by virtue of the "Protective Covenants for Panorama Ranches." No improvements or changes may be made on any lot without first securing the written approval of the Architectural Control Authority.

The Architectural Control Authority meets as necessary to review plans submitted. Property owners and their architects are encouraged to attend the review meeting, but it is not required that they do so.

The ACA encourages lot owners and their architects to discuss proposed projects with the ACA prior to the actual design process. A positive reaction during these preliminary discussions does not constitute approval. Such approval can only be granted by the ACA during a scheduled review meeting by vote of the majority of a quorum after a submittal has been made. A certificate of Architectural Approval is then issued.

II. Objectives of the Architectural Control Authority

Panorama Ranches is located in a sensitive, open, natural environment. The advantages inherent in the natural slopes, the open spaces, the all day sun, and the views are unsurpassed. The goal is therefore to disturb the natural setting as little as possible. Every structure or change in the existing state of property will be considered carefully to ensure it will contribute positively to the overall environment of Panorama Ranches.

The ACA intends to encourage creativity and sensitivity to the natural setting and to protect all persons purchasing homes or homesteads from construction that might tend to inhibit the visual enjoyment of the natural surroundings for which might tend to reduce the property values in Panorama Ranches. It is with this responsibility to all owners that the ACA administers the design controls.

The primary goals of the design criteria used by the ACA will be to fit a structure unobtrusively into the natural environment and to disturb the views and enjoyment of neighboring properties as little as possible. In its review of any proposed development activity the ACA shall consider, among other things, the following criteria:

- Compatibility and harmony with other structures as to design materials, sitting, height, and all other design features.
- Protection of privacy and seclusion of each Homestead.
- Protection of primary viewshed(s) on each lot with deference to existing structures. Consideration will also be given to the viewshed of adjacent undeveloped lots.
- Protection of native vegetation.
- Protection of wildlife and wildlife habitat.
- Preservation of irrigated lands and existing irrigation ditches.
- Blend of building height, construction materials and color treatments with surrounding terrain contours and coloration.
- Location of structures so that they are not highlighted on ridge lines.
- The use of natural wood, stucco, masonry or other material which harmonize with the natural setting.

To meet these goals and to apply them to a given site within the constraints of function and budget can be a difficult task, requiring the cooperative efforts of everyone involved. The ACA looks forward to working with homestead owners in this spirit of cooperation and to the realization of your project.

III. Early Considerations

