

Revised: 19 January 2026

Desert Summit ARCHITECTURAL AND LANDSCAPING DESIGN GUIDELINES



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PREFACE

The following Architectural and Landscaping Design Guidelines (“Guidelines”) have been revised and adopted effective 21 January 2026 by the Board of Directors of the Desert Summit Homeowners Association (the “Association”) pursuant to the Declaration of Covenants, Conditions and Restrictions for Desert Summit (the “Declaration”). As provided in the Declaration, no improvement, alteration, repair, excavation or other work which in any way alters the exterior appearance of any Lot or the improvements located thereon, and no building, fence, wall, or other structure may be commenced, erected, maintained, improved, made or done without the prior written approval of the Board or any committee established by the Board for such purpose.

Any approval of plans, specifications or proposed construction given by the Architectural Review Committee (ARC) shall not constitute any representation or warranty by the Architectural Review Committee that the approved construction or modification complies with the applicable local, federal, state laws, codes, or ordinances.

Each Owner of any Lot is responsible for complying with all rules which apply including the City of Scottsdale Building Codes, the City of Scottsdale ESLO Requirements, the City of Scottsdale Hillside Ordinance and the City of Scottsdale Native Plant Ordinance. The ARC highly recommends Owners review the City of Scottsdale website for all requirements prior to starting any structural or landscape design. The website is located at:

<http://www.scottsdaleaz.gov/Codes>

Each Owner is responsible for obtaining his/her own building permits for the modifications or Construction of the improvement

Neither the ARC, nor any member thereof, nor the Association, nor any director, officer, employee or agent of the Association shall be liable to any Owner, or other person for any damage, loss or prejudice claimed on account of:

1. The approval or disapproval of any plans, drawings, and specifications, whether or not defective.
2. The construction or performance of any work, whether or not pursuant to approved plans, drawings, or specifications.
3. The development of any property within Desert Summit.
4. The exercise of any of the powers, duties, or responsibilities.

FAILURE TO COMPLY WITH THE GUIDELINES AS SET FORTH HEREIN MAY RESULT IN THE IMPOSITION OF FINES AND ANY OTHER ADDITIONAL ACTION DEEMED APPROPRIATE BY THE ARC AND/OR THE BOARD.

SECTION ONE

1.0 Introduction

The following Guidelines are established to provide standards and procedures to be used in the planning, design, and construction of all improvements on all Lots within Desert Summit, thus ensuring the development and maintenance of Desert Summit as an architecturally attractive, exclusive, and harmoniously designed residential community. The Guidelines are part of the Declaration to which these Architectural and Landscaping Guidelines are attached and shall be binding upon each respective Lot Owner who, at any time wishes to construct, reconstruct, refinish, remodel or alter any improvements on its Lot or install or modify Landscaping on its Lot or makes any changes to the natural or existing grades and drainage pathways. The Guidelines are supplemental to any standards, requirements, and restrictions imposed by any applicable governmental authorities. The Association, acting by and through the Board, shall have the authority to take all legally available actions to enforce these Guidelines. The primary objective of the ARC is to ensure new builds, rebuilds, and modifications comply with the Guidelines. The Guidelines may be amended from time to time in accordance with Section 4.03 of the Declaration, and no recordation of an amendment to the Declaration shall be required for such amendment. It shall be the responsibility of each Owner or other interested party to obtain and review a copy of the most recently revised Architectural and Landscaping Standards prior to starting the design of the proposed Improvements.

Homes and modifications approved in writing by the Architectural Review Committee (ARC) prior to the adoption of these Guidelines are considered grandfathered. These approvals will remain valid and are not subject to retroactive enforcement under the current Guidelines, provided the modifications were completed in accordance with the original approval.

SECTION TWO

2.0 Review and Approval Process

There are four types of design reviews:

1. New Home Construction
2. Structural Additions to an Existing Home
3. Exterior Modifications (Cosmetic Changes)
4. Landscape Projects

The difference between Structural Additions and Exterior Modifications is a Structural Addition would change the footprint of the house or change the massing of the home. For example, the addition of a room or the conversion of a garage would be a Structural Addition. The changing of a roof material or appearance of the front door or the building of a rear yard perimeter wall would fall under an Exterior Modifications. Landscape projects apply to the front and side yards only as enclosed rear yards are considered private areas. If there is any question as to which category your project may fall under, please contact the ARC prior to submitting your request.

The general procedure is the same for all four types of projects. The main difference is that New Home Construction and Structural Additions to an Existing Home, 1 and 2 above, will include a review by a Design Review professional, more extensive documentation, and homeowner meetings with the architect, using Form 2, Major Exterior Changes. For 3 and 4 above, use Form 1, Minor Exterior Changes at Appendix D. For all submissions, regardless of type, please send/email your application to the HOA's Property Manager (lia@inframark.com) and CC the ARC (DesertSummitARC@outlook.com).

For new home construction or structural additions to an existing home, the HOA Board highly recommends you hire registered/licensed professionals who practice residential engineering and/or landscape architecture within the State of Arizona. A professional will assist the applicant in understanding how the site and the proposed Residence need to complement one another. A Site Design meeting on-site with the Owner's Architect will be required after the Preliminary Architectural Design submittal has been reviewed by the ARC. The intent of this meeting is to discuss and comment on the submitted design's integration with the site and conform with the design guidelines. Any clarifications or questions regarding the design guidelines should be addressed at this time, as well as obtaining any updated policies and/or procedures. An appointment with the ARC will need to be made in advance.

For Exterior Modifications and Landscape Projects, a review by the ARC's design review professional may not be required.

Landscape project submittals are only required for the front and side yards. ARC reviews rear yard elements only as they impact visibility from outside Lots and streets. Landscape plans can be combined with either the New Home construction or Structural Addition and the fees will be deemed to have been included within the New Home Construction or Structural Addition review fee.

The following are the basic steps to the Review and Approval process:

1. Preliminary Design Submittal using Form 2, Major Exterior Changes
2. Site Design Meeting (New Home Construction and Structural Additions only)
3. First Architectural Design Submittal
4. Second Architectural Design Submittal
5. Submittal of City Approved Construction Documents
6. Architectural Construction Review

By initiating a multi-step review process, the ARC hopes to provide the Owner and/or its Architect an opportunity to discuss and clarify questions prior to the completion of the construction documents. This in turn will save the Owner time and money. Each Owner remains responsible for reading, understanding, and complying with the Design Guidelines and complying with all applicable codes and zoning requirements of the City of Scottsdale and any other governing authority.

2.1 Design Review Schedules

The ARC will conduct reviews of the design submittals at their regularly scheduled monthly meetings or as required. The ARC will respond in writing to the Owner no later than thirty (30) days of submittal to the ARC.

No Owner or Representative of the Owner will be allowed to attend unless specifically invited.

The ARC must receive complete submittals at least two weeks prior to the scheduled meeting, or it will be placed on the subsequent Design Review meeting agenda. Various fees, depending on the scope of the submittal, are charged and payable to the Desert Summit Homeowners. For current Design Review fees please contact the Association's management company.

Owners must pay review fees to the Desert Summit Homeowners Association prior to the Preliminary Design Submittal. Additionally for New Home Construction and Structural Addition projects, construction and landscape deposits are required and in addition a non-refundable Road Fee as part of the Preliminary Design Submittal. Upon the conclusion of construction of the Residence and when the Architectural Construction Review has been successfully completed, the construction deposit, less any fines or other charges assessed by the Association will be released. The landscaping deposit will be released after the landscape installation and the Landscape Construction Review has been successfully completed. The construction and landscape deposits as well as the Road Fee are applicable only to New Home Construction and Structural Additions.

2.2 Design Review Procedures

Prior to any improvements or disturbance to the site, in addition to the City of Scottsdale building permit process, the Owner must proceed through the outlined Design Review process and fulfill all requirements to the approval of the ARC, as well as pay the stated Design Review fees and construction deposits (refer to Section 2.1).

The Owner and/or Architect must comply with all City of Scottsdale design standards and codes as well as all other government agencies and their binding regulations. As updates to this document may occur subsequent to changes in the City of Scottsdale Code, it is incumbent upon the Owner to ensure compliance with such code. Compliance with ARC guidance does not guarantee compliance with the City of Scottsdale code. The City of Scottsdale code can be found at:

<http://www.scottsdaleaz.gov/Codes>

The City's ESLO Regulations, the Hillside Ordinance, Lighting Ordinance, and the Vegetation Ordinance which can also be found at the web site. Note that the Association's rules may be more restrictive than the City of Scottsdale code.

2.3 Submittal Requirements for the Preliminary Design

During this phase, design criteria and recommendations will be reviewed and suggestions offered at this point. Plans will be returned with any written comments, which can be discussed further at the next phase of this process, the Site Design Meeting.

For New Home Construction and Structural Additions, the following items are required for the Preliminary Design Submittal:

1. Architectural Review Submittal Application listing all requested information along with applicable submittal fees and deposits.
2. Existing Site Plan must indicate all existing contours and plant life. Locate and identify adjacent structures along with each structure's finished floor elevation. This drawing must be completed by a licensed surveyor or civil engineer (Minimum scale of 1" = 20').
3. Proposed Site Plan with existing contours as well as any new contours and retaining walls proposed. Indicate all landscape features, pools, fountains, walkways as well as any mechanical and pool equipment enclosures (Minimum scale of 1" = 20').
4. Proposed Floor and Roof Plans identifying all finished floor elevations relative to the site contours (Minimum scale of 1/8" = 1').
5. Proposed Building Elevations must be rendered with the use of shade and shadows to indicate the proposed materials and colors (Minimum scale of 1/8" = 1').
6. Proposed Site and Building Section displaying the Residences capacity to integrate with the site topography and meeting the building height restrictions (Minimum scale of 1/16" = 1').
7. Detailed Sketches of Specific Architectural Elements, which will provide support to the design intent.

Building height shall be measured vertically from the finished floor elevation of the primary/main level (as approved by the ARC) to the highest point of the roof parapet, excluding chimneys up to 4' above.

For Exterior Modification projects, submit a description of the changes, samples, and/or reference documents of the materials, including colors and textures that will be used in the project, and any drawings that will clarify the changes and assist the ARC in evaluating the request. Failure to provide enough information will result in a return of the request with a requirement to provide more specific information.

The Landscape Plan must include the following elements:

1. Date, scale (minimum scale 1" = 20'), north arrow, Lot No., and street name.
2. Show property line, building envelope, native areas to remain, dedicated NAOS (natural open space) easements, utilities, existing plant material to remain.
3. Conditions immediately adjacent to your Lot, such as existing plant material to remain, partial footprint of your neighbor's walls, house, and driveway.
4. Show the house correctly positioned on the Lot, driveways, walks, and any covered patios.
5. Existing and proposed grading and drainage routes.
6. Proposed patios and other hard-scape elements.
7. Location of existing vegetation, vegetation to be removed, and vegetation to be added
 - Provide plant legend, keyed to match plans
 - Note that trees will be multi—trunk with upright character
 - Show sizes and quantities for all plants
 - Plants should be shown on the plan at mature size.

For Exterior Modification and smaller Landscaping projects, the plans may be approved or conditionally approved during this phase.

The ARC reserves the right to enforce compliance for unapproved modifications to drainage features, whether current or previously installed, if such modifications materially impact adjacent Lots or community drainage.

2.4 Site Design Meeting

For New Home Construction and any Structural Addition projects, subsequent to the review of the Preliminary Design Submittal, the Architect and/or the Owner are required to attend an on-site meeting to discuss the proposed design. An appointment with the ARC Architect should be made one (1) week in advance. This meeting is intended to discuss the written comments returned with the Preliminary Design Submittal.

2.5 First Architectural Design Submittal

Based on the comments received from the Preliminary Design Submittal and possibly the Site Design meeting, the Owner and/or its Architect must make the agreed upon modifications, as required, to the documentation that was submitted to the ARC as the Preliminary Design. Additionally, for New Home Construction and Structural Addition Projects, the following additional documentation must be provided:

1. Existing Site Plan showing the location of all existing site features and topography; utility connections; and finished floor elevations of adjacent structures. Also, indicate the building envelope of the site; identifying the areas where building materials, debris and temporary nursery will be confined during construction (Minimum scale of 1" = 20'-0").
2. Architectural Plans, Elevations and Specifications for all improvements proposed to be constructed on the Lot, including a site plan indicating both existing and proposed grades; exterior elevations noting finished floor elevations, building materials, and overall building heights; the roof plan; floor plans; a site/building section; and details of exterior decks or patios (Minimum scale of 1/8" = 1').
3. Samples of all exterior materials and colors under consideration. Samples must be presented on an 11" by 17" board (at least 1/8 thick) clearly marked with Owner's name, filing date and Lot number. The manufacturer's name, color, and style number must be clearly identified on each sample submitted.
4. Landscape Plan, drawn at the same scale as the site plan and in accordance with the standards set forth in section 5.
5. Approximate time schedule indicating starting and completion dates of construction, utility hook-up, and completion of landscaping work, and anticipated occupancy date.

2.6 Second Architectural Design Submittal

Subsequent to the First Architectural Design Submittal, the above-listed documents shall be revised and/or amended based on the returned, written comments from the previous submittal. Any questions regarding the review comments should be submitted in written form to the ARC and will be replied to in a similar fashion. Following the approval of this submittal, the Owner and/or its Architect will receive written notification to proceed with the construction documents for the City review and approval.

2.7 Submittal of City Approved Construction Documents

Subsequent to the Second Architectural Design Submittal, the Owner and/or its Architect and/or Landscaping consultant must submit to the ARC a full set of detailed construction documents and specifications for all improvements and landscaping to be located on the Lot.

The ARC shall not be deemed to have approved such plans until and unless it issues a written certificate of approval of such plans. All construction documents are to be in accordance with the final plans approved by the ARC. No construction shall commence until such final review is completed and the ARC gives final written approval.

2.8 Re-Submittal of Plans

In the event of any disapproval by the ARC of a submission, a resubmission of plans should follow the same procedure as an original submittal unless the ARC determines the required revisions are minor in nature, in which case the ARC may, in its sole discretion, approve the plans with conditions and waive resubmission and/or payment of a new application fee. If, after three (3) reviews (Preliminary, First and Second Architectural Design Submittals) the plans are not in compliance with the Design Guidelines, an additional Re-Submittal Surcharge fee will be required at the time of the fourth and any other subsequent submittal.

2.9 Commencement of Construction

Prior to the disturbance of any site, permission must be granted by the ARC in writing, and a construction deposit must be paid to the Desert Summit Homeowners Association. Upon receipt of final written approval from the ARC, the Owner shall diligently proceed with the commencement and completion of all construction pursuant to the approved plans. However, at least three (3) days prior to commencement of construction or any on-site work, the Owner shall notify the ARC so that it can make a visual inspection and document the original condition of the Lot.

The Owner shall satisfy all conditions and commence construction pursuant to the ARC approved plans within six (6) months from the date of such approval. If the Owner shall fail to comply with this paragraph, any approval given shall be deemed revoked unless, upon the written request of the Owner made to the ARC prior to the expiration of such six (6) month period, and upon a finding by the ARC that there has been no change in circumstances, the time for such commencement is extended in writing by the ARC. The Owner shall, in any event, complete construction of the foundation, all exterior surfaces (including the roof, exterior walls, windows, and doors), and landscaping of any improvement on its Lot within one (1) year after commencing construction thereof, except and for so long as such completion is rendered impossible or would result in great hardship to Owner due to strikes, fires, national emergencies, or natural calamities.

2.10 Work in Progress - Inspection

The ARC may inspect all work in progress and give notice of noncompliance. Absence of such inspection and notification during the construction period does not constitute either approval of the ARC of work in progress or compliance with these Architectural and Landscaping Standards or the Declaration.

Prior to pouring of slab or construction of finished floor, the contractor must have an ARC written notice to proceed. The following must be provided prior to continuing construction:

1. An "As-built Letter" from a licensed surveyor verifying that the improvements are located as indicated on the approved plans.
2. A green inspection tag from the City of Scottsdale prior to pouring the slab certifying the Finished Floor Elevation.

In addition, the ARC will inspect the final construction to ensure the construction has been completed according to the approved plans and specifications.

2.11 Architectural Construction Review

Subsequent to completion of the exterior construction to include all doors, windows, finishes, roofing, and site construction of driveways, walls, patios, and shade structures attached to the Residence, the ARC Architect will review all construction to ensure compliance with the submitted construction documents. No approvals are a release from meeting or complying with City codes or other government authorities:

1. Upon final completion of any improvement or landscaping for which the ARC gave design approval, the Owner shall give written notice of completion to the ARC to initiate the Architectural Construction Review

2. Within such reasonable time as the ARC may determine, but in no case exceeding ten (10) days from receipt of such written notice of completion from Owner or its duly authorized representative, the ARC may inspect the improvements. If it is found that such work was not done in strict compliance with the final construction documents approved by the ARC, it shall notify the Owner in writing of such noncompliance, specifying in reasonable detail the particulars of non-compliance, and shall require the Owner to remedy the same. After the Homeowner has remedied the non-compliance items, the ARC will issue a letter of final acceptance, and the construction deposit will be refunded. The remaining construction fee will be refunded after the landscaping installation has been accepted and deemed in compliance.
3. If, upon the expiration of thirty (30) days from the date of such notification by the ARC, the Owner shall have failed to remedy such noncompliance, the ARC shall notify the Owner, and the Association may take such action as is necessary to remove the non-complying improvements or otherwise bring the non-complying improvements into compliance (the cost of any and all such work shall be reimbursable to the Association by the Owner pursuant to Section 6.06 of the Declaration), including, without limitation, injunctive relief and/or the imposition of fines for architectural violations based upon severity:
 - Minor Violations: \$500 per incident every 30 days until compliance.
 - Moderate Violations: (e.g., landscape violations): \$1,000 per incident.
 - Major Violations (e.g., unapproved construction, structural noncompliance, drainage interference, exceeding building height): \$5,000 every 30 days until compliance.

2.12 Landscape Construction Review

A final installation review will occur to ensure landscaping has been installed in accordance with approved plans:

1. Backyard landscape will only be reviewed as it relates to outside visibility and impact. The Homeowner assumes responsibility for hardscape, pool and planting installation consistent with the City of Scottsdale requirements.
2. Homeowners are responsible for completing landscaping prior to requesting an installation review.
3. A final inspection with written response will be performed by the ARC within 10 days of request for review.
4. Homeowner shall be responsible for notifying their installation professional for items requiring correction.

Final approval will be by the ARC upon correcting installation.

2.13 Prior Approval

The approval by the ARC of any plans, drawings or specifications for any work done or proposed, or in connection with any other matter requiring the approval of the ARC under these Architectural and Landscaping Standards or the Declaration, shall not be deemed to constitute a waiver of any right to withhold approval as to any similar plan, drawing, specification, or matter whenever subsequently or additionally submitted for approval.

2.14 Right of Waiver

The ARC reserves the right to waive or vary any of the procedures or standards set forth herein at its discretion for good cause shown, if the ARC determines in its discretion that (a) the procedure or standard would create a substantial hardship or burden on an Owner, or (b) the waiver would not have any substantial adverse effect on the other Owners in the Project.

2.15 Subsequent Changes

Any change, deletion, or addition to the plans and specifications approved by the ARC must be re-approved in writing. Additional improvements or landscaping to a Lot after completion of approved Improvements must be submitted to the ARC for approval prior to making such changes and/or additions following the same process outlined in 2.0.

SECTION THREE

3.0 Architectural Guidelines

The main goal of Desert Summit is to minimize the impact of construction on the desert terrain. The homes within Desert Summit shall be sensitive to existing site contours, native vegetation, views, and neighboring Lots. This will be achieved by using materials and creating forms that minimize reflection, exposure, and mimic natural elements in the surrounding desert. The colors to be used must be muted and of natural tones. You are encouraged to use the topography and vegetation to shield your Residence from neighboring Lots and streets.

Below is a list of items of importance to the ARC:

1. The finished floor must be kept as low as possible, which will allow the home to sit down onto the site and not protrude from it.
2. Building heights must be designed to complement the natural grade of the Lot, as well as the surrounding Residences and sites. To support the intended design direction, site plans will need to identify adjacent structures and their finished floor elevations.
3. The elevations and massing should respond to the site topography, predominant native landscape features, and adjacent Residences.
4. The Residence must complement and be sensitive to the desert and native landscape as well as the contextual imagery of the community.
5. Careful consideration of colors and textures should be used. The Owner must submit a color and material board for all exterior finishes. In order to simplify the color selection process, the ARC has created a list of pre-approved color schemes on the Desert Summit website. Variance from the list is permitted on an individual basis but must meet City of Scottsdale code.
6. Landscaping should be placed to mimic natural densities and plant types.

3.1 Site Development

No Excavation or Grading shall be performed on any Lot without the prior written approval of the ARC. No Owner shall construct, maintain, permit, or allow any fence, building pad or other Improvement within any Lot without the prior written approval of the ARC. On-Lot retention shall be maintained pursuant to the ordinances of the City of Scottsdale. No Owner shall alter the elevation of natural grade without the prior written approval of the ARC. Any Grading must be performed with minimum disruption to the Lot and shall not cause water existing on the Lot to drain from different points, in greater quantities or at greater velocities than occurred in its natural condition.

3.2 Construction Setbacks and Building Envelopes

Construction setbacks and building envelopes will vary on a Lot-to-Lot basis depending on established setbacks by zoning, building separation requirements for perimeter Lots, drainage easements, hillside conservation, and NAOS dedications as has been approved by the city of Scottsdale.

The Building Envelope is the area specifically designated with the Desert Summit sub-division plat for each Owner to construct their home and all improvements, which is also defined in the plat map of the Lot as recorded by the City of Scottsdale.

With the exception of driveways - no construction, improvements, storage of materials of any kind will be allowed outside the final recorded building envelope.

In some instances, the ARC may require that planting occurs outside the approved building envelope. This planting requirement may not be addressed until the final phases of construction. Many times, the envelope shape and existing vegetation are not adequate, and additional planting will be required.

3.3 Drainage Washes

If an Owner wishes to divert water outside an existing wash or modify the drainage characteristics of her/his site, they must provide full engineering plans by a licensed Arizona Civil Engineer. The ARC must be notified in writing that a wash will be modified and must receive a variance in writing from the ARC based on proposed-engineered plans. The ARC reserves the right to reject any proposed wash modification plans that it deems as a potential hazard to other Lots or Residences. After the ARC has issued a variance, the Owner may then submit plans to the City of Scottsdale for a Building Permit.

3.4 Driveway Construction and Use

All Lots will be allowed to have only one driveway, which leads to the garage or turnaround. No circular driveways will be allowed. The location of a driveway (which is defined as the distance from the street leading into the garage) is subject to approval of the ARC. All driveways must be paved with concrete or other materials approved by the ARC. Each driveway shall be at least 15 feet in width. The use of special texturing, integral color, borders, etc., shall be encouraged to upgrade the appearance of the driveway. No overnight off-site/Lot parking on common streets will be allowed at any time, so adequate on-site parking planning is a must. The driveway must be constructed of concrete, concrete pavers (dull in finish), or natural rock set in earthen colored concrete (colored exposed aggregate concrete). This entrance skirt must be a minimum of 15'-0" in width and not more than 16'-0" wide.

3.5 Natural Area Easements

The City of Scottsdale may require that certain portions of the property outside the building envelope may have to be dedicated as NAOS. Prior to submitting plans to the ARC and the City of Scottsdale, ensure you are in compliance with the recorded NAOS requirements for the Lot.

3.6 Design Elements

The ARC does not want to dictate a "style" of Architecture permitted within Desert Summit. Creativity is urged but the ARC will only consider Architecture in harmony with the existing Desert Summit community. The following suggestions, while not exhaustive, may be of help to the Owner in complying with the requirements of the ARC:

- (a) The use of multiple natural materials (stone, masonry, etc.) that occur within the desert or mimic desert qualities will help the Residences to blend with the desert.

- (b) The use of natural materials shall be in large quantities so as to create massing and bold elements. Thinly applied veneers that terminate at the floor level will be prohibited. All materials shall extend below grade to create the appearance of genuine foundations or Architectural Elements.
- (c) The use of large overhangs or exterior roofed areas creates deep shadows and good massing characteristics. The use of horizontal extending elements will be greatly encouraged.
- (d) The use of sloped roofs will be encouraged to minimize the vertical parapets. These sloped areas shall indicate major mass elements of the Residence through the creation of shadows and shall not be a tacked-on element.
- (e) No mechanical units may be placed on the roof of a Residence. All exterior elevations of the Residence are important to the ARC. The architectural massing and vertical proportions of the Residence should be addressed during the design of the floor plan. Colors and material changes should be used within a facade to create an aesthetically pleasing structure. Large expanses of wall without deep relief, both vertically and horizontally, will not be approved. Use shadow and form to create a visually interesting facade and massing.

3.7 Colors

All colors of materials on the exterior of the Residence will not have a light reflective value (LRV) that exceeds the guidelines and ordinances of Scottsdale. All flat-roofed areas of the home must be coated with paint for surfacing, which matches the main body of the Residence. No color may be applied to the Residence until the ARC approves this color or material in writing unless otherwise specified below. Prior to approval, the ARC may require color samples to be painted on the Residence. An approved color palette is available online at Desert Summit's website or from the property manager. Any alteration to the approved pallet will be reviewed by the ARC on an individual basis. Owners are not required to obtain approval when selecting exterior paint colors from the pre-approved color palette. However, Owners must still provide written notice to the ARC at least five (5) business days prior to commencing any exterior painting project. This notice should include the selected color(s) and the anticipated start date of the work. The ARC shall have the discretion to notify a Owner that all or a portion of the painting of the home which is visible needs to be touched up or redone. All painting must be completed within 90 days of the day on which the management company notifies the Owner of the approval of the requested color scheme.

3.8 Building Heights

The ARC will look at each Lot individually and decide the maximum height and finish floor elevation of each Residence. This height will be established at the Preliminary Architectural Review Meeting. At no time will any Residence exceed thirty feet (30') in height unless further restricted pursuant to the City of Scottsdale ordinance. Specific zoning may limit building height to twenty-four feet (24') in height. Building height shall be measured vertically from the finished floor elevation of the primary/main level (as approved by the ARC) to the highest point of the roof or parapet, excluding chimneys up to four feet (4') above.

3.9 Building Sizes

The existing range within Desert Summit is approximately 3,000-5,800SF. All Residences shall be a minimum of 2,800 SF livable area. Residences on custom Lots shall be no less than 3,500 SF. The maximum livable area shall not exceed 6,000 SF per Residence.

3.10 Auxiliary Buildings

All detached construction shall use like materials appearing on the Residence. In addition, the architectural elements of the Residence must be used in the detached building.

3.11 Decks and Patios

All decks and patios not behind a wall and extending past the main building must be of materials that are harmonious with the desert. Plain gray concrete will not be permitted, and unique materials will be encouraged.

3.12 Swimming Pools

All pool equipment must be screened from view of adjacent Lots.

3.13 Sun Shades and Screens

All sun shades and screens must be of a color to match the Residence and will require the ARC's written approval. If sunshades and screens are installed without the permission of the ARC, a fine may be issued and the sunshades and/or screens may be required to be removed. No steel shutters will be allowed.

3.14 Surveillance Cameras

All exterior camera installations require written ARC approval. Owners must provide full specifications including camera model, placement, mounting method, wiring, and wiring concealment. Cameras must match or complement existing exterior finishes and color schemes to blend into the architecture of the Residence.

3.15 Walls and Fencing

The following standards additionally apply to wall structures:

1. Walls are limited to the building envelope boundary and may not encroach beyond this limit.
2. Walls with a stucco finish may be used for privacy.
3. The height of site walls shall be measured to the natural grade, immediately adjacent to said wall and cannot exceed a height of 8 feet.
4. All fencing and walls built upon a Lot shall be of masonry, adobe, stone, and/or wrought iron material only and shall be meandering in configuration. View fences must have a stucco foundation. Masonry walls must be stucco and finished on both sides.
5. The color of stucco site walls shall match house, or any other color approved by the Committee and painted on both sides of the wall.
6. Mechanical and pool equipment shall be screened with solid masonry wall(s). Walls enclosing HVAC equipment may incorporate vented panels for airflow, provided such vents are screened and finished in materials matching adjacent walls.
7. Walls are required as screening to enclose all above ground garbage and trash containers, heating and cooling equipment, and other outdoor maintenance and service facilities. Such walls should be a visual extension of the architecture of the Residence.

8. All changes in the wall direction along rear Lot corners shall be achieved through radius corners. Rectilinear geometry is not acceptable; however, ninety-degree fence corners may be considered in a situation where a hardship (caused by natural site elements) has occurred.
9. Walls shall not obstruct drainage considerations through the site.
10. Native areas to be preserved or restored to natural conditions following wall construction and remove all debris, backfill footings and blend with natural grades.
11. Fencing shall satisfy all pool barrier requirements required by the City of Scottsdale code including self-closing/latching gates.

3.16 Garages

In order to establish a visually attractive residential streetscape and to encourage architectural creativity, side entry garages shall be encouraged on all Residences. No garage doors directly facing a residential street shall be permitted except in cases of extreme hardship as determined by the sole discretion of the ARC. Hardship shall be determined on the basis of safety, Lot grade and configuration, visibility from neighboring property, and the architectural appropriateness and integrity of the proposed Residence as sited on the Lot, as it relates to surrounding Residences.

In order to create an attractive residential streetscape and to encourage architectural creativity, the ARC will enforce the following restrictions:

1. All garage doors must be hidden from view. This concealment can be achieved with the use of a motor court or orientation of the Residence as well as utilizing specimen plant material.
2. Garages shall be adjacent to minimize the amount of drivable surfacing and visual impact upon the exterior elevations.
3. Garage facades or elevations shall be offset from the plane of the Residence by a minimum distance of 1'-6".
4. Garage doors shall be recessed from the plane of the garage elevation by a minimum distance of 1'-0".
5. Garage doors shall not be more than nine feet high from the finished floor of the garage.

3.17 Solar Application

Passive solar application or the orientation and design of the Residence for winter solar gain to reduce winter heating is encouraged. Solar panels should not be placed where they create glare to neighboring properties.

3.18 HVAC Facilities

No heating, air conditioning, evaporative cooling, or similar facilities may be installed, constructed or maintained upon any Residence unless (i) such facilities are installed in such a manner, so they are not visible from Neighboring Property and (ii) the ARC has approved the installation of such facilities.

3.19 Tennis/Sports Courts/Basketball Hoops

Tennis and sports courts are not allowed. Only portable basketball hoops will be allowed and should be removed from street view when no longer in use.

3.20 Lights

Only low-level, low-intensity accent lights will be allowed at exterior locations on Lots, and such lights must be used in a manner that softens the exterior character of the Residence. All lighting shall be shielded so that reflective surfaces or bulbs are not visible from any Lots or streets within Desert Summit. All exterior lighting shall highlight a natural element and will not be allowed to shine on the surface of a portion of the Residence. The Committee will determine if a proposed scheme has provided excessive amount of exterior lighting.

The following requirements must be met:

1. Submit cut sheets or photos of the fixtures you propose using.
2. Lighting is encouraged to be subtle and avoid delineation or outlining of driveways.
3. Consider down lighting in lieu of up lighting of trees within your design solutions to mitigate upward glare.
4. Colored bulbs and lenses are prohibited, except for short-term holiday lighting (e.g., Halloween / Christmas).
5. Light sources shall not produce glare onto adjacent properties or streets.
6. Softening fixture glare with plants is encouraged.
7. Incandescent lights will be allowed on the exterior of a Residence. Alternatively, LED fixtures with a limit color index to “soft/warm” 3000K that comply with lumen and Dark Sky restrictions are allowed.
8. Downward motion sensor lights may be used, but only remain on for less than 3 minutes.
9. Overhead swimming pool lights shall not be allowed for safety reasons.
10. “Coach Lights” may only project light down and NOT out the sides or top of the fixtures.

Additionally, the City of Scottsdale has stringent requirements for residential exterior lighting known as the Dark Sky Ordinance. The policies provide standards for types of lighting and total lumens and aims to control the use of outdoor artificial illuminating devices that emit light into the night sky. Please refer to the City of Scottsdale web site for these standards. All plans must conform to the City standards:

<http://www.scottsdaleaz.gov/design/guidelines/lighting.asp>

3.21 Roofs

The Committee must approve the material, color, and texture of all roofs. The overall appearance of the Residence will be an important consideration.

The ARC may approve pitched roofs up to a maximum pitch of 5 in 12. The color of roofs must conform to the color standards set forth in Section “3.7 Colors”. Reflective roof surfaces that cause excessive glare will not be approved. Roof tiles composed of clay, sand cast, or concrete flat tiles are the preferred sloped roofing material. The ARC will approve other materials based on the proposed design and samples submitted. No asbestos, asphalt, or shake shingle roofs shall be allowed.

3.22 Porte-cochere

A porte-cochere shall be permitted on a Lot so long as (i) the side of the porte-cochere closest to the street does not extend closer than forty (40) feet from the front yard property line; (ii) the porte-cochere extends completely over the width of the driveway; (iii) the porte-cochere is for the sole purpose of vehicular unloading, and (iv) the design of the porte-cochere is approved in writing by the ARC.

3.23 Antennas, Poles, Towers and Dishes

Each Owner shall do their best to screen these Devices from the street and/or neighbors with the only exception being if proper reception prevents such attempt. Any means of screening or concealment shall be subject to the Architectural and Landscaping Standards adopted by the ARC.

3.24 Mailboxes

Mailboxes must comply with the USPS requirements, and the ARC must approve the design and location of mailboxes and newspaper tubes. Mailboxes must be designed to complement the architectural style, color palette, and material of the Residence.

3.25 Windows

ARC must approve all window frame materials and colors. Windows will need to be of high enough quality to sustain the harsh sun and resist fading and deterioration.

3.26 Reflective Finishes

No highly reflective finishes (other than glass, which may not be mirrored) shall be used on exterior surfaces (other than surfaces of hardware fixtures), including, without limitation, the exterior surfaces of any of the following: roofs, all projections above roofs, retaining walls, doors, trim, walls, fences, pipes, and equipment.

3.27 Service Yard

Walls are required as screening for a service yard, if any, to enclose all above-ground heating and cooling equipment, garbage and trash containers, clotheslines, and other outdoor maintenance and service facilities.

3.28 Grading & Contouring

Grading and contouring must be done in a manner which preserves the natural contouring and slope of the adjacent desert.

1. Grades shall be subtle with maximum slopes of 4:1 and average slopes of 6:1.
2. Grades shall blend into adjacent native areas.
3. Abrupt mounding is to be avoided. Direct drainage flows through soft, subtle swales.
4. All finish grade material shall be noted.
5. Raked soils (with no chemical weed control) shall be the finish grade surface within all transition and native areas.
6. Grade offset shall be 1" below curb and walks.

3.29 Boulders & Rocks

1. If boulders are to be utilized, they shall be kept a minimum of 10' from the streets and be of surface select granite. Boulders shall match native color and character.
2. Boulders should be clustered and buried 1/3 deep, within lower lying areas and side slopes. Boulders placed on top of high points will not be acceptable.
3. Uniformly spaced rock, delineating areas, is prohibited.
4. An overabundance or sporadic "here and there" placement will not be approved.
5. River rock "stream beds" will not be approved.
6. The engineered drainage will typically not require stabilization through the use of riprap or rock. If your lot requires such treatment, rock shall be variable size and located primarily on the side slopes and bottom of swale to mimic a natural character. To further naturalize the character, backfill 2/3 depth with native granular soils to help stabilize rock and soften visual impact. These treatments will be approved and will be on a case-by-case basis.

3.30 Irrigation

1. Owners shall irrigate all supplemental plants outside of the rear yard by an automatic drip (emitter) irrigation system.
2. All valves (including flush end caps) shall be located within a tan box.
3. All valve build-ups including flush cap assemblies shall be located away from the street frontage and visibly mitigated with plant material.
4. Wall mounted equipment is encouraged to be painted to match the wall to which it is mounted.

3.31 Utility Irrigation Meters and Panels

No utility/service equipment or lines may be installed or located on any Lot except as has been approved by the ARC, subject to utility company requirements. No utility meter or apparatus shall be located on any pole or attached to the outside of any Improvement that is exposed to view from any street within the Project. Utility meters and related panels and similar equipment may be recessed flush in the outside building walls. They must comply with the requirements, requests, regulations, orders, commissions, or specifications of any public, quasi-public or private utility or any governmental agency or body. Reasonable efforts shall be made to avoid placing any such meter, panel, or equipment on the outside front wall of any Residence or other building facing the street directly in front of or to the side of the Residence. All sprinkler and irrigation controls, valves, panels, and equipment installed on any Lot shall be installed so as not to be visible from any street directly in front of or to the side of any Lot.

3.32 Landscaping Zones and Allowable Plantings

Natural Areas, beyond limits of disturbance, are broken down into zones intended to reinforce the natural character of the desert. Four zones have been identified that apply to the landscaping of your property.

1. Natural Areas - those areas preserved beyond limits of disturbance. Undisturbed areas are to be protected to the greatest extent possible. Each lot has dedicated NAOS areas required by City ordinances to remain untouched. Rear yards may be extended from the builder pad within the

restricted envelope area identified for each lot on the builder provided plat plan. Any revegetation in these areas must conform to the select native plant list.

2. Transitional Area – front- and side-yard areas disturbed by construction are considered a transition area. Planting in this area shall use native or near native varieties outlined in the select plant list. Grades shall blend with adjacent native landforms with softened contouring.
3. Semi-Enclosed Area - areas directly along the foundation of the home, unit entries, or semi-enclosed by low courtyard walls. These areas may incorporate a more liberal palette of low water use plants that add a greater diversity of color and texture. Refer to select plant list. Any additional near indigenous varieties requested will be reviewed on a case-by-case basis.
4. Contained Areas - defined as landscape areas within a completely walled in rear yard area. Owners may install turf and a wide variety of plants, including all those on the restricted plant list and others requested by Owners on a case-by-case basis. Plant types and sizes within these areas are governed by City of Scottsdale ESLO Ordinance restrictions.

Appendix B contains a diagram of a typical lot depicting the various zones.

Appendix C has tables showing which varieties are allowable in each zone and a chart showing prohibited plants in any of the zones.

SECTION FOUR

4.0 Construction Guidelines

4.1 Regulations

In addition to any restrictions, regulations, and requirements set forth in the Declaration, Builders, Owners, and any subcontractors shall be bound by these regulations. Any violation by a Builder or subcontractor shall be deemed to be a violation by the Owner of the Lot.

4.2 Debris and Trash Removal

Owners and Builders shall clean up all trash and debris on the construction site at the end of each day. Trash and debris shall be removed from each construction site at least once per week to a dumping site located off the Project Site. Lightweight material, packaging, and other items shall be covered or weighed down to prevent wind from blowing such materials off the construction site. Owners and Builders are prohibited from dumping, burying, or burning trash anywhere on the Lot or in the Project. During the construction period, each construction site shall be kept neat and shall be properly policed, preventing a public eyesore or affecting other Lots. Any clean-up costs incurred by the Association in enforcing these requirements will be billed to the Owner. Dirt, mud, or debris resulting from activity on each construction site shall be promptly removed from roads and driveways or other portions of the Project.

4.3 Sanitary Facilities

Each Owner and Builder shall be responsible for providing adequate sanitary facilities for its construction workers. Portable toilets or similar temporary toilet facilities shall be located only on the site itself or in areas approved in writing by the ARC. Efforts should be made to place the portable toilet from within view of the street.

4.4 Conservation of Landscaping Materials

Owners and Builders are advised that the Lots contain valuable native plants and other natural landscaping materials that should be protected during construction, including topsoil, rock outcroppings/boulders, and plant materials. Protected features of the landscape, for which removal is prohibited, should be marked and protected by flagging, fencing, and/or barriers. The ARC may independently flag major terrain features or plants, which are to be fenced off for protection. Any trees or branches removed during construction must be promptly cleaned up and removed immediately from the construction site. Any rocks, plant material, topsoil, or similar items shall not, without the prior written consent of the ARC, be removed from any Lot within the Project.

4.5 Restoration or Repair of Other Damaged Property

Damage and scarring to adjacent Lots, streets and/or Improvements constructed thereon will not be permitted. If any such damage occurs, it must be repaired and/or restored promptly at the expense of the Owner of the Lot. Upon completion of construction, each Owner and Builder shall clean its construction site and repair all damaged property, including, but not limited to, restoring grades, plants, shrubs, and trees as approved or required by the Committee, as well as repair of streets, driveways, pathways, drains, culverts, ditches, signs, lighting, and fencing.

4.6 Construction Access

The only approved construction access during the time Improvements is being built will be over the approved driveways for the Lot unless the ARC approves an alternative access point. Additionally, the Owner must ensure the following requirements are observed during construction:

1. Vehicles and Parking Areas - Construction crews shall not park on, or otherwise use, other Lots. Private and construction vehicles and machinery shall be parked only in areas designated by the ARC. All vehicles shall be parked so as not to inhibit the flow of traffic and within the designated areas or damage the Natural Areas. In no event shall any vehicle be parked off-pavement, unless the vehicle is parked within the building envelope of the Lot being constructed.
2. Equipment Cleaning - Changing oil on any vehicle or equipment or allowing concrete suppliers and contractors to clean their equipment on the site is prohibited, unless at a location designated for that purpose by the ARC.
3. Dust and Noise - Owner and his builder shall be responsible for controlling dust and noise from the construction site, including the use of radios or other music players by construction crews.

Approved for adoption on 21 January 2026 by Thomas Weinhold



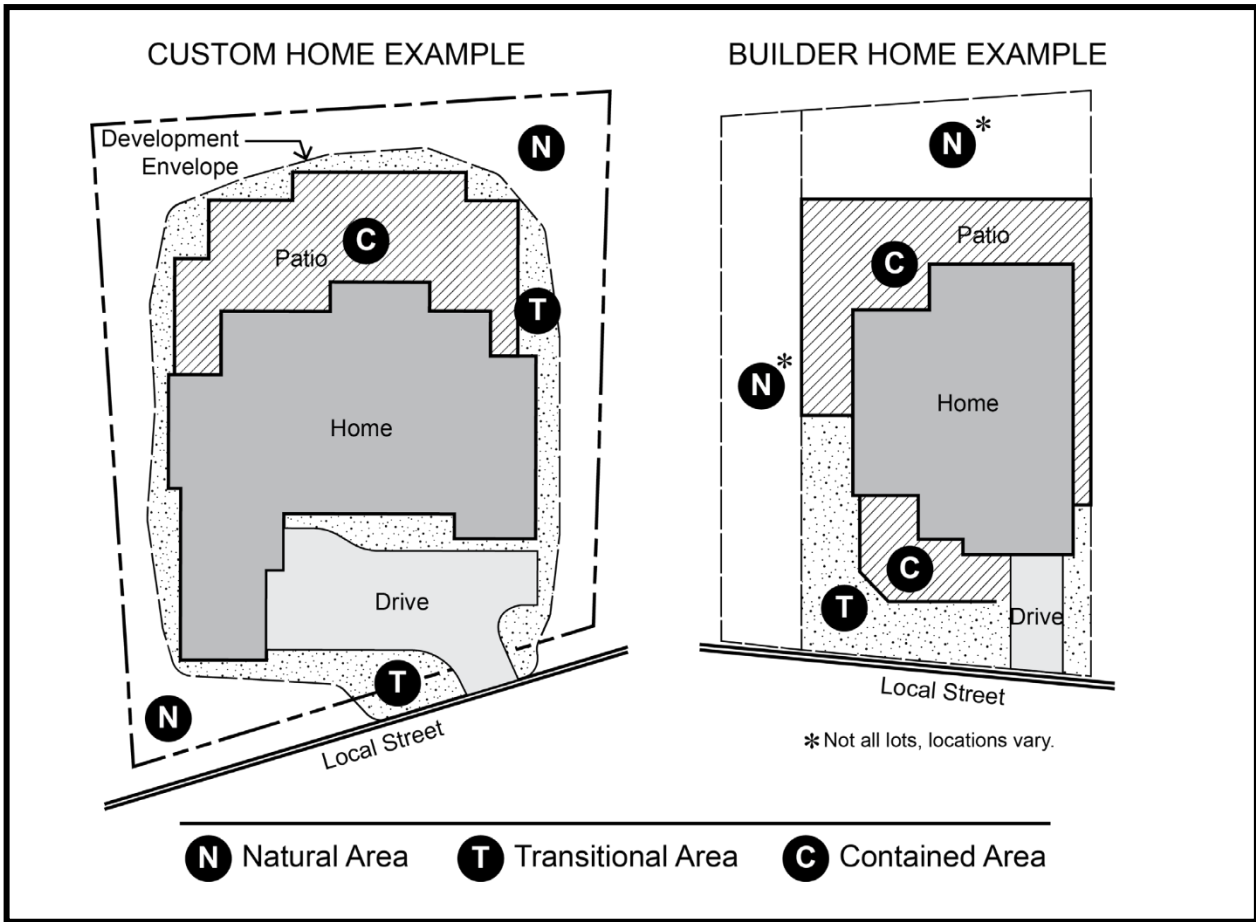
Desert Summit HOA President

APPENDIX A Definitions

Capitalized words used within this document shall have the same meanings designated for such words in Article 1 of the Declaration. In addition, the following words or phrases, when used in this document, shall have the following meanings:

- Architect is a person appropriately licensed/registered to practice architecture in the State of Arizona.
- Builder means a person or entity engaged by Lot Owner for the purposes of constructing any improvement within such Owners Lot. All Builders must hold a current Arizona contractor's license in good standing.
- Enclosed Area means any fenced or screened yard area on a Lot.
- Grading means any disturbance of the surface of a Lot (except to the extent reasonably necessary for planting of approved vegetation) including any trenching which results in the disturbance, removal of earth, rock or other materials.
- E.S.L.O. (Environmentally Sensitive Land Ordinance). See City of Scottsdale [guidelines](#).
- Indigenous Species means a species of plant, whether ground cover, shrub, cactus or tree, which is indigenous to the High Sonoran Desert.
- Natural Area Open Space (NAOS) means a specific area of the site, which will not be disturbed and will also be dedicated to the City of Scottsdale.
- Prohibited Plants means those plants and trees identified on Appendix D attached hereto and any other plants that are prohibited from use by the City of Scottsdale.
- Protected Plants means those Indigenous Species of trees or cacti listed in the City's Native Plant Ordinance ([shown here](#)), as may be amended from time to time.

APPENDIX B: Landscape Character Zones



APPENDIX C: Approved and Prohibited Plants

Follow this link to the approved plants by the City of Scottsdale ESLO:

- <https://www.scottsdaleaz.gov/codes-and-ordinances/eslo/native-plants-esl>

These plants are prohibited for use within Desert Summit.

COMMON NAME	BOTANICAL NAME
All palm trees and pine trees. Exception: Sago Palms are permitted in contained areas only.	
Italian Cypress	<i>Cupressus sempervirens</i>
Indian Laurel Ficus	<i>Ficus nitda</i>
All Olive trees	
Mexican Palo Verde	<i>Parkinsonia aculeata</i>
Oleanders – except for dwarf varieties in contained areas only	<i>Nerium oleander</i>
Fountain Grass	<i>Pennisetum setaceum</i>
Desert Broom	<i>Baccharis sarothroides</i>
Saltcedar	<i>Tamarix species</i>
Buffelgrass	<i>Pennisetum ciliare</i>
Golden Bamboo	<i>Phyllostachys aurea</i>
Sissoo Tree	<i>Dalbergia sissoo</i>
Common Bermuda grass (hybrid varieties are permitted in contained areas only.	
Any invasive plant listed on the USDA National Agricultural Library Invasive Plants List. Reference: www.invasivespeciesinfo.gov/plants/main	

APPENDIX D: ARC Submittal Forms for Review

See Desert Summit HOA web site for forms: [Architectural & Landscaping – Desert Summit Home Owners Association Community](#)