

Review Prepared for Pinnacle H.O.A member:***Client-client address* Agave Canyon Court**

Review checklist based on Exhibit B-4 "Design Guidelines for Pinnacle Estates" **Filed as instrument with The State of Texas numbers 2002-4299-0982 thru 2002-4299-1012**

1. HOME OWNERS ASSOICATION DESIGN REVIEW PROCEDURES

1.1 PRE-DESIGN CONFERENCE

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

1.2 PRELIMINARY DESIGN SUBMITTAL

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

1.3 PRELIMINARY DESIGN REVIEW

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

1.4 FINAL DESIGN SUBMITTAL

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

1.5 DEFERRAL OF MATERIAL OR SELECTION To Be Determined at a later date

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

1.6 SITE INSPECTION To Be Determined at a later date

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

1.7 FINAL DESIGN REVIEW In Progress- responses to be in writing

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

1.8 RESUBMITTAL OF PLANS To Be Determined

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

1.9 PRE-CONSTRUCTION CONFERENCE To Be Determined

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

- 1.10 COMMENCEMENT OF CONSTRUCTION To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 1.11 INSPECTION OF WORK IN PROGRESS To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 1.12 SUBSEQUENT CHANGES To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 1.13 FINAL RELEASE To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 1.14 NON-WAIVER To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 1.15 RIGHT OF WAIVER To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 1.16 EXEMPTIONS To Be Determined
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 1.17 DESIGN WAIVER FEE The hourly fee is being calculated "Full design review fee must be paid prior to issuance of a letter of final approval by the A.R.C."

2. SITE CONSTRUCTION AND LANDSCAPE GUIDELINES

2.1 BUILDING ENVELOPE AND SETBACKS

Building envelope –

VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐

Single driveway no wider than 14 feet –

VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐

Pinnacle approved building setbacks –

VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐

Not shown- please show actual setbacks- city will require P.M.D. setbacks

DEVELOPMENT BOUNDARY MUST BE FENCED AND UNDISTURBED DURING CONSTRUCTION AS FOLLOWS:

2.1.1. SURVEYOR MUST COMPLETE BOUNDARY MARKED BY STAKES.

To Be Determined- Before construction

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

2.1.2. ARCHITECTURAL REVIEW COMMITTEE REVIEW OF BOUNDARY.

To Be Determined- Before construction

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

2.1.3. FENCE MUST BE CONSTRUCTED AT ENTIRE PERMITER OF BUILDABLE AREA BOUNDARY AT MIN. 48" HIGH, MESH MAXIMUM GRID OF 6X6, MIN. 16 GAGE WIRE, FENCE POST AT MAX. SPACING OF 15 FT. AS PER GUIDELINES.

To Be Determined- Before construction

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

2.1.4. FENCE MUST REMAIN UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED.

To Be Determined – Construction Final

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

2.1.5. Variations from plans may result in fines or a stop-work order.

To Be Determined- During Construction

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

2.2 SITE WORK

Please Sign if in agreement (Owner's signature):

X

Please Sign if in agreement (Contractor's signature):

X

2.3 GRADING AND DRAINAGE -Must be approved by the City of El Paso Permitting for Variance

Rerouting of a portion of drainage way within the boundary of the building envelope-

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

Do not “push over” any dirt or boulder beyond the actual building line of any part of the home or driveway. To Be Determined During and After Construction

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

Please Sign if in agreement (Owner’s signature):

X

Please Sign if in agreement (Contractor’s signature):

X

Very important--If lot slopes more than 10:1 then designer must incorporate slope into the design solution. **Artificial terracing of sloped sites to create an engineered pad to accommodate a “flat lot design” will not be allowed.** To Be Determined

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

2.4 ACCESS DRIVES

Drives shall be field-staked for review. To Be Determined- During Construction

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

Drives surface material, see list of accepted material in 2.4 To Be Determined-During Construction

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

A concrete or ADS-type black PVC culvert pipe, with diameter of 18” or greater is required beneath each access driveway, between the road shoulder and the property line. To Be Determined- During Construction

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

Construction Detail of the headwall shall be part of the final design review submittal. To Be Determined During Construction

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

2.5 ON-SITE PARKING

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

2.6 UTILITIES

Utility services stub outs to be located and must be shown.

YES ☐NO ☐

Comply (utilities) with driveway location. See figure 2.2 for compliance. To Be Determined- Must Be Shown

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

All disturbed areas of the site must be restored to a natural condition. To Be Determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

Waste water system- located **grinding pump** for sewage. To Be Determined

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

2.7 WALLS AND FENCING

Site walls must appear as visual extensions of the residence, using harmonious materials and finishes.

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

Retaining walls and free-standing walls must be finished with natural stone or artificial stone approved by the A.R.C. (Must be called out or shown on drawings)

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

Both walls and fences should be stepped in the horizontal plane. No straight runs should exceed 30'.

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

Structural retaining walls may not exceed an above natural grade height of 8'.

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

2.8 OUTDOOR STORAGE To Be Determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

2.9 MECHANICAL AND ELECTRICAL EQUIPMENT To Be Determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

2.10 STORAGE TANKS To Be Determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

2.11 ANTENNAS AND SATELLITE DISHES To Be Determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

2.12 SIGNAGE AND ADDRESS IDENTIFICATION To Be Determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

- 2.13 LIGHTING-Very Specific in Guidelines To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 2.14 SWIMMING POOLS AND SPAS-To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 2.15 TENNIS, SPORT COURTS, AND BASKETBALL GOALS To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 2.16 PLAY STRUCTURES To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 2.17 REVEGETATION AND REMEDIATION OF DISTURBED GROUND
Owners must re-vegetate **all ground** disturbed by construction or other activity, both within and outside of the building envelope. To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 2.18 PRIVATE AREA-To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 2.19 APPROVED PLANT LIST To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 2.20 PROHIBITED PLANTS LIST To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 2.21 LOT RESTRICTIONS To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐

3. ARCHITECTURAL DESIGN STANDARDS

- 3.1 BUILDING SIZE
Reduction of visual impact by separating the structures into separate masses.
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 3.2 PREFABRICATED/CATED BUILDINGS To Be Determined- Construction Final
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
- 3.3 HEIGHT AND MASSING OF STRUCTURES
Home must be stepped to conform to steep slopes >10:1 (Existing slope is 17% appox.)
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐
Roof forms for homes on sloping site must be stepped down with the grade to integrate with the natural grade.
VARIANCE ☐ APPROVED ☐ DISAPPROVED ☐

Pitched roofs with a minimum pitch of 4:12 and a maximum pitch of 12:12.

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

No building wall may extend more than 20' in height without an offset or projection in the vertical plane of at least 18" (Several walls in front and back do not meet this)

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

No single-story building wall may extend more than 40' in length without an offset or projection of at least 2'.

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

No two-story building wall may extend more than 20' in length without an offset or projection of at least 2'.

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

3.4 FOUNDATIONS To Be Determined- Construction Final

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

3.5 EXTERIOR MATERIALS To Be Determined- Construction Final

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

3.6 ROOFS

The profile and articulation of the roof should be sufficiently irregular to break up any appearance of "boxiness" or disharmony with the topography. (The main two story structure of the home does not meet this)

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

Overhangs with a minimum horizontal projection of 18" shall be provided at all sloping roof edges.

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

Expansive roof structures shall be articulated by way of **gable** or **shed** roofs.

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

Roofs of all two-story homes should include single-story elements.

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

For both one and two-story residences, the roof profile should be richly varied, including individual masses of sufficient size, in plan and elevation to convey the desired result.

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

The higher masses should generally occur toward the center, with the lower profiles occurring toward the outer portions of the house.

VARIANCE ☐

APPROVED ☐

DISAPPROVED ☐

Residences at the pinnacle **will** have pitched/gabled roofs with the exception that up to 1/3 of the horizontal roof area may be flat.

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

Predominant roof material at the pinnacle is to be flat, earth-colored concrete roof tiles. "Mission" barrel tiles and colored standing-seam metal roofing, including non-reflective copper roofing, will be allowed only with the approval of the A.R.C.

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

With condition of A.R.C. approval of color and type once chosen by owner.

Flat roofs must be **finished with a colored aggregate ballast** or cap sheet matching the walls or other roof materials of the residence. To Be Determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

All roof-top mechanical equipment must be fully screened from view. To Be determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

3.7 ENTRANCES

Entries that are extremely ornate, monumental, or imposing will not be approved.

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

3.8 PORCHES, TERRACES, AND DECKS

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

3.9 CHIMNEYS AND OUTDOOR FIRES To Be Determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

3.10 EXTERIOR COLORS

Samples must be shown at time of construction (Review light reflective value range 25-40). To Be Determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

3.11 WINDOWS, SKYLIGHTS, SHADE SCREENS, AND SHUTTERS

Window heads must be shaped to match roof lines or remain level.

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

Window material must be anodized or finished with baked enamel. To Be Determined Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

3.12 BUILDING PROJECTIONS

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

- 3.13 GARAGES, AND GARAGE DOORS To Be Determined- Construction Final
Garage doors may not be white or of a color or value that radically contrasts with the building. Color to be submitted for A.R.C. approval.

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

- 3.14 SOLAR APPLICATIONS AND OTHER STRUCTURES To Be Determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

- 3.15 CHANGES AND ADDITIONAL CONSTRUCTION To Be Determined- Construction Final

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

To Be Determined – Construction Final

- 3.16 PROTECTION SYSTEMS By Code of the City of El Paso

VARIANCE ☐APPROVED ☐DISAPPROVED ☐

4. CONSTRUCTION REGULATIONS

- 4.1 BUILDING ENVELOPE

All activities related to construction must be confined to only the building area (Owner's signature):

X

- 4.2 SAFETY COMPLIANCE By Code of the City of El Paso and OSHA

Please Review (Contractor's signature):

X

- 4.3 CONSTRUCTION SITE PLAN AND CONSTRUCTION TRAILERS

Please Review (Contractor's signature):

X

- 4.4 TRASH RECEPTACLES AND DEBRIS REMOVAL

Please Review (Contractor's signature):

X

- 4.5 SANITARY FACILITIES

Please Review (Contractor's signature):

X

4.6 CONSTRUCTION ACCESS

Please Review (Contractor's signature):

X

4.7 VEHICLES AND PARKING AREAS

Please Review (Contractor's signature):

X

4.8 CONSERVATION OF NATIVE LANDSCAPE

Please Review (Owner's signature):

X

Please Review (Contractor's signature):

X

4.9 EXCAVATION MATERIALS AND BLASTING

Please Review (Contractor's signature):

X

All excess material resulting from blasting, as well as **all** other excess excavation materials, must be removed from The Pinnacle (Contractor's signature):

X

4.10 DUST AND NOISE CONTROL

Please Review (Contractor's signature):

X

4.11 MATERIAL DELIVERIES

Please Review (Contractor's signature):

X

4.12 FIREARMS

Please Review

4.13 ALCOHOL AND CONTROLLED SUBSTANCES

Please Reivew

4.14 FIRES AND FLAMMABLE MATERIAL

Please Review (Contractor's signature):

X

4.15 PETS

Please Review

4.16 PRESERVATION OF PROPERTY

Please Review (Contractor's signature):

X

4.17 PROTECTION OF SUBDIVISION IMPROVEMENTS AND RESTORATION OF PROPERTY

Please Review (Contractor's signature):

X

4.18 CONSTRUCTION SIGNAGE

Please Review

4.19 DAILY OPERATION

Please Review

4.20 SITE VISITATIONS

Please Review

4.21 CONSTRUCTION INSURANCE REQUIREMENTS

Please Review (Owner's signature):

X

Please Review (Contractor's signature):

X

4.22 VEHICULAR ACCESS TO THE PINNACLE

-Contractor to provide vehicle pass list to A.R.C.

-See access requirements for gate codes.

Please Review (Contractor's signature):

X

4.23 FINAL APPROVAL

Please Review (Owner's signature):

X

Please Review (Contractor's signature):

X
