

Pinnacle Peak Estates Unit 1
Architectural Guidelines
Aligned with 2026 Declaration
Version 1.3 - Revised October 10, 2026

These Architectural Guidelines (“Guidelines”) are intended to make the improvement process clearer, more predictable, and more consistent for all Lot Owners.

- **Clear guidance:**

These Guidelines do not create new restrictions beyond the Declaration. They are intended to clarify and organize existing requirements, so they are easier to understand and apply.

- **Consistent decisions:**

Improvements are reviewed based on objective standards set forth in the Declaration and these Guidelines, not personal preferences. If a proposed improvement complies with those standards, it should be approved.

- **Efficient process:**

Most applications are reviewed within 30 days, with some straightforward improvements reviewed more quickly.

- **Flexibility when needed:**

Lot Owners may request a variance where strict compliance is not practical. Variances are evaluated in accordance with the standards set forth in the Declaration and in a reasonable, consistent, and non-arbitrary manner.

- **Defined authority:**

The ARC and Board apply the standards set forth in the Declaration and these Guidelines and do not create new requirements or deny compliant improvements arbitrarily.

These Guidelines are administrative in nature and are intended solely to assist in the application of the Declaration.

Architectural Review Committee (“ARC”) Guiding Principles

ARC members are volunteers and are not expected to serve as professional architects, engineers, landscape architects, or building inspectors. Technical soundness, structural integrity, and code compliance remain the responsibility of the Lot Owner and their design professionals, as well as the City of Scottsdale.

The ARC’s role is to review proposed improvements for compliance with the Association’s governing documents and to help preserve the overall character of the community.

The ARC Should Evaluate Improvements Based on the following:

1. Compliance with the Declaration and Guidelines
2. Compatibility with the general architectural character of the community as described in the Declaration.
3. Whether the improvement is consistent with the standards of the Declaration and preserves the overall character and value of the community.
4. Community and neighbor impacts shall be considered only to the extent supported by objective criteria set forth in the Declaration and these Guidelines.

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The ARC Should NOT Focus On:

1. Building code compliance or matters governed by the City of Scottsdale
2. Trends, popularity, or changing design fashions
3. Personal preferences or subjective opinions unrelated to the governing documents

Bottom Line:

The ARC may approve, condition, or deny an application based on compliance with the Declaration and these Guidelines. If an improvement complies with the Declaration and these Guidelines, the ARC should approve the application.

HOA Member Interaction and Communication Standards

1. Upon receipt of a completed application, the ARC will promptly acknowledge receipt of the improvement application.
2. After initial review, typically within a few days of receipt, the ARC will inform applicants when the ARC will meet to review the application in detail and request any additional information it may require to complete the review.
3. Under normal circumstances, a decision will be made within 30 days of receipt of a completed application including all requested information from the applicant.
4. Some applications may be eligible for expedited review, and the applicant may receive a decision within one (1) to three (3) days.

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General Guidelines`

These Guidelines are intended solely to clarify, interpret, and implement the Declaration and shall not be interpreted to expand the authority of the ARC or the Board of Directors beyond what is expressly provided in the Declaration. These Guidelines shall not create new restrictions, obligations, or limitations not contained in the Declaration. In the event of any conflict, the Declaration shall control. These Guidelines shall not be interpreted to grant discretionary authority to deny any application that complies with the Declaration and these Guidelines. The approval of any application or variance shall not be deemed a precedent or waiver of the right to enforce the Declaration or these Guidelines in the future.

For purposes of these Architectural Guidelines, the term ‘Improvement’ shall have the same meaning as set forth in the Declaration.

Architectural Review Scope and Authority

The purpose of the Architectural Review Committee (“ARC”) is to evaluate proposed Improvements for compatibility with the character, scale, appearance, and overall aesthetic harmony of the community, as set forth in the Declaration and these Architectural Guidelines.

The ARC’s review is limited to considerations of community character, including but not limited to:

- architectural design and massing
- exterior materials, colors, and finishes
- building placement and visual impact
- privacy impacts, including sightlines and elevation differences between Lots

Compliance with applicable codes, ordinances, and regulations of the City of Scottsdale or any other governmental authority is the sole responsibility of the Lot Owner. Approval by the ARC shall not be construed as confirmation of such compliance.

Similarly, compliance with City of Scottsdale requirements does not constitute approval by the ARC. The ARC retains the authority to approve, condition, or deny any proposed Improvement based on the standards set forth in the Declaration and these Architectural Guidelines.

The ARC shall not evaluate or assume responsibility for structural integrity, engineering, drainage, or life-safety matters, which remain subject to review and approval by the appropriate governmental authorities.

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1. ARC Improvement Application and Process

A Lot Owner may submit an ARC Improvement Application before or during the City of Scottsdale permitting process, if a City permit is required.

When a City permit is required, the ARC will not commence its substantive architectural review until the City permitting process is complete and the issued City permit has been submitted. This ensures that the ARC reviews the project as permitted by the City rather than a design that may change during the City review process.

The Lot Owner shall submit the completed Design Compliance Certification, when required, all applicable Appendix A submittals, and any other information reasonably requested by the ARC. These materials, together with the issued City permit when required, constitute the Completed Improvement Application.

The Design Compliance Certification, when required, serves as the primary compliance document used by the ARC in evaluating the Improvement against the Declaration and these Guidelines. When a City permit is required, the Certification shall reflect the project as permitted by the City.

The ARC does not review or approve engineering, structural integrity, drainage, life-safety, building-code compliance, or other matters within the jurisdiction of the City of Scottsdale. City approval does not constitute ARC approval, and ARC approval does not constitute City approval.

Once a Completed Improvement Application has been received, the ARC will commence its review and issue its decision in accordance with the review procedures and timelines established by the Declaration and these Guidelines.

2. Privacy and Lot-to-Lot Relationship

Improvements should be designed with consideration for the privacy of neighboring Lots, particularly where there are differences in elevation or where Improvements may be visible from adjacent properties.

Pursuant to the Declaration, the ARC may consider privacy, visual intrusion, and elevation differences between Lots when reviewing Improvements. The following design approaches are intended to assist in achieving compatibility between Lots:

- Locate structures, patios, and outdoor living areas to minimize direct views into neighboring rear yard areas
- Consider the orientation and placement of windows to reduce direct sight lines into adjacent habitable spaces

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- Use design elements such as offset windows, clerestory windows, or obscured glazing where appropriate
- Incorporate landscape screening, walls, or other architectural features to soften visual impacts
- Avoid placing elevated decks, balconies, or similar features in locations that directly overlook neighboring Lots where reasonably feasible

In circumstances where differences in elevation or finished grade—whether natural or required by City of Scottsdale regulations—result in increased visibility into neighboring Lots, the ARC may require reasonable design modifications or mitigation measures to reduce direct views, provided such requirements are consistent with and reasonably inferable from the Declaration.

Where mitigation is required, landscaping, walls, or similar screening features should be the primary means of mitigation where reasonably practical. Building or architectural modifications may be required when screening alone cannot reasonably mitigate the privacy or visual impact.

3. Improvement Types and Approvals

Improvements Exempt from approval

The following table identifies certain Improvements that may be installed without prior ARC approval as provided in the Declaration. Any conditions listed are intended to summarize applicable requirements of the Declaration and applicable law, and do not create new restrictions. All Improvements remain subject to the Declaration and the authority of the ARC.

Type of Improvement	Conditions
Minor Landscaping	Not a Major Landscaping Improvement, as defined in these Guidelines
House Repaint	Same colors, Includes Re-Stuccoing
New Roof / Roof Repairs	Same color and materials
Sunshades/Pergolas	Free standing structures must adhere to height and placement restrictions
Play/Gym Structures/Personal Property	Structures must adhere to height and placement restrictions
Window/Door Replacements	Trim must match or blend with building paint color
Driveway/Walkway Repairs	Same colors and materials
Replacing Existing Fence/Wall	Same location, Same materials
Swimming Pool, Spa, Patio Renovation	Same location, Same color and materials
Artificial Turf	Provided it clearly complies with the Declaration

Exemptions listed in these Guidelines apply only where the Declaration does not require prior approval. In the event of any conflict, the Declaration controls, and prior approval must be obtained where required.

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Accessory and Personal Property Improvements

Accessory or Personal Property Improvements, including but not limited to play structures, playhouses, portable spas, outdoor exercise equipment, sport apparatus, and similar items, may be installed without prior ARC approval, provided such items comply with the Declaration.

Notwithstanding the foregoing, such items remain subject to review by the ARC if a complaint is received alleging that the item creates unreasonable visibility, noise, nuisance, or visual impacts on neighboring Lots or streets. Following review, the ARC may require reasonable modifications, including relocation or screening, only to the extent authorized by the Declaration.

Improvements Requiring ARC Approval

- New Primary Dwelling and Accessory Buildings
- Additions to Existing Buildings
- Full Property Renovation
- Major Landscaping / New Pools & Spas / Sport Courts & Golf Surfaces
- New Fences/Privacy Walls

Certain Improvements may require execution of a Road Damage and Lot Owner Responsibility Agreement as provided in the Declaration.

4. City Of Scottsdale Governance/Zoning/Code - ESLO, NAOS and LRV

Pinnacle Peak Estates Unit 1 is subject to the 1991 version of the Environmentally Sensitive Lands Ordinance (“ESLO”) as referenced in the Declaration. The Association is not subject to Light Reflectance Value (“LRV”) paint restrictions based on later versions of the ESLO, and landscaping requirements are governed by Section 20 of the Declaration.

Landscaping within the Street-Visible Landscape Area must comply with the desert-adapted landscape standards set forth in the Declaration, including the requirement that non-desert plantings remain visually subordinate and do not create a dominant non-desert landscape character. Landscaping outside the Street-Visible Landscape Area may be maintained at the Lot Owner’s discretion, subject to the limitations set forth in the Declaration.

Lots may also be subject to Natural Area Open Space (“NAOS”) restrictions and other applicable City of Scottsdale zoning and development requirements. It is the responsibility of each Lot Owner to verify and comply with all applicable City requirements.

Links to access these documents can be found on our website under the Architectural Review Resources section.

[ARCHITECTURAL REVIEW | Pinnacle Peak 1 HOA](#)

The 1991 ESLO can be downloaded here:

[ESL Overlay | City of Scottsdale](#)

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5. Neighbor Notification

Certain Improvements will result in neighbor notification as part of the Architectural Review process. Neighbor notification is intended to provide adjacent and potentially affected Lot Owners with an opportunity to review and comment on proposed Improvements that may affect neighboring properties, including privacy, visual impacts, grading, construction activity, or other matters relevant to the ARC's review.

Neighbor notification is a courtesy and informational process only and does not grant approval rights, veto authority, appeal rights, or any authority to require modifications to a proposed Improvement. Any comments submitted by neighboring Lot Owners shall be considered by the ARC as part of its review; however, such comments shall be advisory only and shall not be binding on the ARC.

Failure of a neighboring Lot Owner to receive, acknowledge, or respond to a notification shall not delay ARC review, invalidate any ARC decision, or otherwise affect the approval process.

The Association or ARC shall provide neighbor notification for the following Improvements:

- Construction of a New Primary Dwelling
- Construction of a New Accessory Building
- Additions or exterior modifications that materially alter the size, height, massing, or appearance of an existing building.
- Improvements involving significant grading or changes in finished grade.
- Privacy walls or fences exceeding six (6) feet in height where permitted by the Declaration and approved by the City of Scottsdale.
- Any Improvement for which the ARC determines that neighbor notification would assist in evaluating privacy, visual intrusion, grading, drainage, or other impacts specifically identified in Section 4(I) of the Declaration
- Improvements requiring a City of Scottsdale variance

6. Worksite Start/Stop Times

Contractors, subcontractors, suppliers, and construction crews performing work on a Lot shall comply with applicable City of Scottsdale regulations governing construction hours and any other applicable governmental requirements.

This section is intended to apply to construction activities requiring ARC approval or a City permit and is not intended to restrict ordinary homeowner maintenance, landscaping, repairs, or minor improvements performed by the Lot Owner on their own Lot.

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Lot Owners and contractors shall conduct construction activities in a manner that reasonably minimizes impacts on neighboring Lots and preserves the quiet enjoyment of neighboring properties.

7. Construction Impacts, Site Management and Street Protection

This Section establishes reasonable construction conduct standards and does not impose additional restrictions on Improvements beyond those set forth in the Declaration. The Lot Owner shall ensure that all contractors, subcontractors, and suppliers comply with the requirements set forth in this Section.

Construction activities shall be conducted in a manner that minimizes impacts on neighboring Lots, protects community infrastructure, and maintains safe conditions. The Lot Owner shall be responsible for actively managing dust, noise, and construction-related traffic associated with their improvement. Reasonable measures shall be taken to preserve neighbors' quiet enjoyment of their homes.

The Lot Owner shall provide appropriate receptacles for the storage and removal of construction debris, such as dumpsters or similar containers. Such receptacles shall be sized appropriately for the scope of work and maintained in a neat and orderly condition throughout the construction period.

Contractors shall provide adequate sanitary facilities for workers where required. Such facilities shall be located on the subject Lot and positioned or screened, where reasonably practicable, to minimize visibility and impact on neighboring Lots.

All deliveries and construction operations shall be performed so as to avoid damage to streets, curbs, and adjacent areas. Bulk materials, including but not limited to gravel, rock, sand, or soil, shall be placed directly on the Lot whenever reasonably practicable. If temporary placement within the street is necessary, materials should be placed on protective coverings such as plywood, boards, or similar barriers, or other reasonable measures shall be taken to prevent damage to pavement. Direct dumping of materials onto pavement without such protection is not permitted.

Construction equipment, including trucks, loaders, and concrete vehicles, shall be operated in a manner that avoids gouging, cracking, staining, or otherwise damaging paved surfaces. Reasonable precautions shall be taken at all times to prevent damage to community infrastructure.

The Lot and surrounding areas shall be maintained in a reasonably clean condition throughout the duration of construction. Any dirt, mud, debris, or materials tracked onto streets or neighboring areas shall be promptly removed and shall not be left overnight without cleanup. Concrete washout and the disposal of construction-related materials onto streets, drainage areas, or adjacent properties are prohibited.

The Lot Owner shall be responsible for the repair of any damage to streets, curbs, drainage areas, or other Association property resulting from construction activities and may be liable for the costs of such repairs pursuant to any Road Damage and Lot Owner Responsibility Agreement required by the Declaration.

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Construction vehicles and staging shall be managed so as not to unreasonably obstruct access to neighboring Lots or create unsafe conditions. Extended staging of materials or equipment within the street may be restricted where necessary to protect Association property, maintain access, or preserve safe conditions

8. Improvement Timelines

** All timelines start when physical work commences*

Improvement Type	Duration
New Primary Dwelling	2 Years
New Accessory Building/Additions	1 Year
All Other Improvements	6 Months

- a. Lot Owner may request an extension to their improvement timeline by submitting the request in writing to the ARC. Any approved extension shall be granted in writing.
- b. Approval of any improvement will be rescinded if physical work does not commence within 90 days of ARC approval.
- c. Improvement timelines and enforcement are governed by the Declaration, including provisions related to completion requirements, extensions, and potential penalties.

9. Appealing an ARC Decision

A Lot Owner may appeal a decision of the ARC to the Board of Directors as provided in Section 4(J) of the Declaration.

To appeal an ARC decision, the Lot Owner shall:

1. Download and complete the **Lot Owner Appeal Form** from the Community Resources page on the Association website.
2. Identify the ARC decision being appealed and explain the basis for the appeal and the action requested from the Board.
3. Submit the completed Appeal Form, together with any supporting information the Lot Owner wishes the Board to consider, to **president@ppe1hoa.org**.

The Board shall review the appeal and issue the final decision.

Building Guidelines

1. Home Designs

Homes within the community **shall reflect** architectural styles that are consistent with the desert character of the community as described in the Declaration. Acceptable styles include Spanish, Southwest Indian, Mexican, Ranch, Desert Modern, and other styles consistent with the desert character of the community. Designs shall incorporate materials, colors, and forms consistent with other homes in the community and the architectural styles identified in this section and the Declaration.

Designs shall comply with the objective height and massing limitations set forth in the Declaration, including considerations related to privacy and visual impacts to adjacent Lots.

2. Setbacks

All Improvements shall comply with the applicable zoning and development requirements of the City of Scottsdale, including those applicable to properties zoned R1-43, as may be amended from time to time. Setback requirements may vary based on factors including, but not limited to, building size, height, lot configuration, and applicable City regulations. Accessory structures may be permitted at reduced setbacks when smaller in size or lower in height, while larger or taller structures may be subject to increased setback requirements.

Fences and walls are governed by applicable City of Scottsdale regulations and are generally not subject to building setback requirements, but may be subject to limitations related to height, visibility, and placement within easements.

It is the responsibility of the Lot Owner and their design professionals to determine and comply with all applicable setback requirements.

3. Height and Size

Maximum building height shall comply with the limits set forth in the Declaration and applicable regulations of the City of Scottsdale. The Declaration establishes a maximum building height of twenty-four (24) feet, measured from finished grade. If the grade of a Lot is raised above its natural grade, the maximum permitted building height shall be reduced on a one-to-one (1:1) basis for each foot the grade is raised.

Minimum size for primary dwellings shall be as set forth in the Declaration, including a minimum of three (3) bedrooms and two thousand four hundred (2,400) square feet of air-conditioned space for three-bedroom homes, and four (4) or more bedrooms requiring a minimum of three thousand (3,000) square feet on one (1) level.

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Accessory structures, including but not limited to detached garages, casitas, ramadas, and similar improvements, shall comply with applicable provisions of the Declaration and City of Scottsdale regulations. Permitted height, size, and placement of such structures may vary based on applicable City requirements, including setback requirements, proximity to property lines, and overall building mass. In all cases, applicable City requirements shall control with respect to zoning compliance, setbacks, and height limitations. All Improvements shall also be subject to review for privacy and visual impacts in accordance with the Declaration.

4. Exterior Paint/Texture Colors

Exterior colors of Primary Dwellings and Accessory Buildings should fall within the muted desert color palette described in the Declaration. In general, this includes color families such as gray, tan, brown, muted yellow, muted green, off-white, and dark red tones. Colors outside these families are best limited to trim and architectural accents and should not be used as the dominant exterior color.

When selecting colors, Lot Owners are encouraged to choose tones that are subdued and consistent with the desert character of the community and surrounding homes.

All color changes must be submitted to the ARC for review using the Design Compliance Certification form.

5. HVAC equipment

Exterior HVAC equipment, including condensers, heat pumps, and rooftop mechanical equipment, shall comply with the visibility and screening requirements set forth in the Declaration. Equipment shall be located and screened to minimize visibility from streets and neighboring Lots. Screening methods should be consistent with the architectural character of the Lot and may include walls, landscaping, parapets, or other improvements.

6. Propane Tanks

Propane tanks should be located to reduce visibility from streets, neighboring lots, and common areas. Underground installation is preferred where feasible.

Above-ground tanks should be screened from view using ARC-approved methods such as masonry or stucco wing walls, solid fencing, or dense landscaping. Screening must conceal the tank from typical ground-level view while maintaining required safety clearances and service access.

All propane tank installations require prior ARC approval. Submittals should include the tank location, size, and proposed screening.

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7. Roofing Materials and Color

For pitched or sloped roofs, acceptable materials include Barrel Tiles, Architectural Flat Tiles, Synthetic Roofing Tiles, Architectural Metal and Corrugated Metal. Corrugated metal roofs should be finished or treated to achieve a natural, muted appearance consistent with the desert character of the community. For flat roofs, a membrane or foam system is acceptable.

Roofing materials should use colors within muted desert tones and be limited to color families that are consistent with, and a subset of, the exterior building color palette described in the Declaration. In general, appropriate roof colors include brown, tan, grey, and terra cotta tones. Roof colors should complement the primary structure and remain consistent with the desert character of the community.

Flat roofs should include parapet walls on all sides. The interior and exterior faces of parapets should be finished and painted to match or complement the exterior color of the primary structure to maintain a cohesive appearance.

8. Driveway & Walkway Materials and Colors

Acceptable driveway and walkway materials include pavers, stamped concrete, exposed aggregate, and gravel. Materials should be selected and installed in a manner that complements the architectural style of the home and the surrounding streetscape.

Driveway and walkway colors should fall within muted desert tones and be consistent with the exterior building color palette described in the Declaration. In general, appropriate color families for these materials include brown, tan, terra cotta, and grey tones. Bright, highly contrasting, or reflective finishes should be avoided.

9. Walls and Fences

Privacy walls and fences may be up to six (6) feet in height, measured from the **finished exterior grade**, unless a greater height is specifically approved by the Association and permitted by applicable City of Scottsdale regulations.

Privacy walls should have a smooth, finished appearance with no exposed block seams and should be painted or finished to match or complement the exterior color of the primary residence.

Primary entry courtyards may be enclosed by walls or fences as permitted by the Declaration.

Side courtyard walls may be permitted where attached to, connected with, or architecturally integrated into the primary residence and designed to enclose a side courtyard, screened parking area, or outdoor living space associated with the residence. Side courtyard walls may be solid and may be up to six (6) feet in height, provided they remain consistent with the architectural character of the home and community.

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Decorative landscape walls are intended to be low-profile features used for landscape definition and should not exceed two and one-half (2½) feet in height.

Acceptable wall and fence materials are those identified in the Declaration, including stucco, block, slump-block, steel, aluminum, and iron. Block and concrete walls should be of a quality, texture, and finish consistent with the primary dwelling.

Pilasters, columns, and other architectural features that are integral parts of a wall or fence may exceed the height of the adjacent wall or fence section where appropriate to the design.

Pursuant to Section 4 of the Declaration, the ARC may approve alternative, equivalent, or newly developed materials, products, or construction methods that are comparable in quality, durability, and appearance and are consistent with the architectural character of the community.

Fences and walls may be subject to setbacks, placement requirements, visibility restrictions, easement limitations, drainage considerations, and other site-specific requirements established by the City of Scottsdale. Lot Owners are responsible for determining and complying with all applicable City requirements.

Where permitted by the City of Scottsdale, a Lot Owner may terminate a side property line fence or wall at an existing neighboring fence or wall with the written consent of the neighboring Lot Owner.

All wall and fence proposals shall be reviewed in accordance with the Declaration, including applicable provisions relating to privacy impacts, visual impacts, grading conditions, and community character.

10. Sport Courts, Putting/Pitching Greens and Lighting

Sport courts and putting/pitching greens can be great additions when thoughtfully integrated into the property. To preserve the natural character of the community, these features should be located in rear yards whenever possible. Any associated lighting or fencing should be modest in height and style. Lighting should be directed onto the intended surfaces.

As with other exterior improvements, plans for sport courts and putting greens should be submitted to the ARC for review prior to installation.

11. Antennas, Satellite Dishes

To the extent permitted by law, Lot Owners should locate antennas and satellite dishes in the least visible and most inconspicuous location that allows for acceptable signal reception. Thoughtful placement - such as in rear yard areas or screened locations—is encouraged to help minimize visual impact while maintaining proper equipment performance.

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12. Solar Devices

Solar energy devices are encouraged as an energy-efficient improvement when thoughtfully integrated into the home's design. Solar panels and related equipment should be installed in a manner that minimizes visual impact from the street and neighboring Lots, while still allowing the system to operate effectively.

Panels should use low-profile mounting and avoid highly reflective finishes. Conduit runs and ancillary equipment should be neatly routed and painted to match adjacent surfaces whenever possible.

All solar installations should be submitted to the ARC for review prior to installation. In no event shall placement requirements impair efficiency or increase cost in violation of A.R.S. §33-1816.

Landscaping Guidelines

1. Flagpoles and Exterior Lighting

Flagpoles

Flagpoles may be installed with a maximum height of twenty (20) feet. If illuminated, lighting shall be designed and directed so as not to create glare or light spill onto neighboring Lots. Lot Owners should also consider potential noise from the halyard and select hardware and installation methods that minimize wind-related noise.

Landscape and Architectural Site Lighting

Landscape lighting should be used primarily to illuminate trees, plants, boulders, and other landscape features. Lighting shall be directed downward or toward the feature being illuminated and shall be designed and installed to avoid glare or light spill onto neighboring Lots or streets.

Exterior Security Lighting

Security lighting should be designed and installed to provide adequate illumination while minimizing impacts on neighboring Lots. Floodlights should be equipped with motion sensors or timers where reasonably practicable and shall be directed downward toward the ground. Lighting shall be positioned and adjusted so as not to create glare or light spill onto neighboring Lots.

Seasonal and Holiday Lighting

Seasonal and holiday lighting and decorations may be installed without prior ARC approval, provided they are temporary and do not create a nuisance to neighboring Lots or produce glare or light spill onto neighboring Lots. Such lighting and decorations should be removed within a reasonable period following the applicable holiday or season. Permanent installation of seasonal lighting is not permitted unless otherwise approved in accordance with the Declaration.

2. Landscaping

Planting Guidelines

Landscaping within the community shall be consistent with the requirements set forth in Section 20 of the Declaration. These Guidelines are intended to clarify and assist in the application of those standards and do not create additional restrictions.

Street-Visible Landscape Area

Landscaping within the Street-Visible Landscape Area should emphasize desert-adapted plants, trees, and groundcovers consistent with the desert character of the community, as required by Section 20 of the Declaration.

Non-desert plantings may be incorporated as accent elements, provided they remain visually subordinate and do not create a dominant or non-desert landscape character within the Street-Visible Landscape Area.

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The selection and arrangement of plant materials should support a cohesive desert-adapted appearance when viewed from the street, consistent with the objective standards set forth in the Declaration.

Areas Outside the Street-Visible Landscape Area

Landscaping located outside the Street-Visible Landscape Area is governed by Section 20-D of the Declaration and may be designed and maintained at the discretion of the Lot Owner. The Association may require modification of such landscaping only to address nuisance conditions or material adverse impacts to neighboring Lots. In designing landscaping in the areas outside the Street-Visible Landscape Area, Lot Owners are encouraged to consider how plantings may affect privacy for their own Lot and adjacent properties, particularly where there are differences in elevation.

Artificial Turf

Artificial turf shall be installed only in locations permitted by Section 20 of the Declaration. Generally, artificial turf may be used within the Street-Visible Landscape Area only when enclosed behind courtyard walls or otherwise screened from view from the street. Outside the Street-Visible Landscape Area, artificial turf is permitted and may be used more freely, subject to the provisions of the Declaration.

Plant Selection Guidance

The use of desert-adapted and low-water-use plants is encouraged to support the overall landscape character described in the Declaration.

Resources that may assist Lot Owners in selecting appropriate plant materials include:

- Arizona Municipal Water Users Association — amwua.org/plants
- Arizona Native Plant Society
- Other similar resources identifying plants suitable for the Sonoran Desert environment

These resources are provided for reference only and do not constitute an approved or required plant list.

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Variance Request Procedures

1. Purpose

This section describes the procedure for submitting a request for a variance.

All variances are governed by the Declaration, and this section is intended only to outline the application and review process. Variance requests shall be evaluated in accordance with the criteria set forth in the Declaration, including consideration of hardship, practical difficulty, and impacts to neighboring Lots.

2. When a Variance is Required

A variance request is required when a proposed improvement or modification:

- Does not comply with one or more provisions of the Declaration; or
- Requests approval of an alternative design, color, material, location, or standard not otherwise permitted.

Submission of a variance request does not guarantee approval.

Download, complete and submit an ARC Variance application. It can be downloaded from the Architectural Resources page on the HOA website.

3. Application Requirements

A Lot Owner requesting a variance must submit a complete Architectural Application that includes:

- A clear written description of the requested variance
 - Identification of the specific Guideline(s) from which a variance is requested
 - A detailed explanation of the reason for the request, including any unique conditions or constraints
 - Site plan, elevations, and/or drawings (as applicable)
 - Photographs, samples, or other supporting materials
 - Any additional information reasonably requested by the ARC
- Incomplete applications will not be reviewed.

4. Review Process

Variance requests shall be reviewed by the Architectural Review Committee (“ARC”) in accordance with the authority and criteria set forth in the Declaration.

The ARC may:

- Approve the request
- Approve with conditions
- Deny the request
- Request additional information

All variance decisions will be provided in writing.

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5. Review Timeline

The review period shall begin upon submission of a complete application.

- The ARC will make a reasonable effort to issue a decision within 30 days
- If additional information is requested, the review period will restart upon resubmission

No variance is approved unless expressly granted in writing.

6. Conditions of Approval

Approved variances may include conditions, including but not limited to:

- Modifications to plans or materials
- Additional landscaping or screening
- Specific installation or construction requirements

Failure to comply with the conditions of approval will void the variance.

7. Relationship to Declaration

All variance requests are subject to the limitations, requirements, and authority set forth in the Declaration.

In the event of any conflict between these Guidelines and the Declaration, the Declaration shall control.

8. Variance Denial Appeal

A Lot Owner may appeal an ARC denial of a variance request to the Board of Directors in accordance with Section 9 – Appealing an ARC Decision of these Guidelines.

9. No Work Prior to Approval

No construction or installation may begin on any item requiring a variance until written approval has been issued.

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Version 1.3 - Revised October 10, 2026

Definitions for Pinnacle Peak Estates Architectural Guidelines

To ensure consistent interpretation and application of the Pinnacle Peak Estates Architectural Guidelines in Scottsdale, Arizona, the following definitions clarify the meaning of terms used throughout the document. These definitions are intended to provide clear guidance for Lot Owners, builders, and the ARC.

- **Architectural Review Committee (ARC):** The committee responsible for reviewing and approving Improvements to the extent required by the Declaration and these Guidelines.
- **Desert Tones:** A color palette that reflects the natural colors of the Arizona desert landscape, including muted browns, tans, beiges, greys, off-white, dark reds and greens.
- **Easement:** A legal right granted to another party to use a portion of a property for a specific purpose, such as utility access or drainage. Building and landscaping restrictions may apply within an easement.
- **Low-Water-Use Plants:** Plant species that require minimal irrigation to survive and thrive in the arid climate of Scottsdale, AZ. These plants are drought-tolerant and help conserve water resources.
- **Major Landscaping Improvement:** A landscaping project that materially alters the overall landscape design, theme, character, or finished grade of a Lot. Examples include significant grading, retaining walls, substantial hardscape, or a comprehensive redesign that changes the established landscape theme. Routine maintenance, rehabilitation, restoration, renovation, or enhancement of an existing landscape is not a Major Landscaping Improvement.
- **Native Plants:** Plant species that naturally occur in the Scottsdale, Arizona region and are adapted to the local climate and soil conditions. The Guidelines encourage the use of native plants to preserve the natural character of the community.
- **Screening:** The method of concealing mechanical equipment, such as HVAC units, from view using walls, fences, landscaping, or other architectural elements. Screening is intended to minimize visual impact and maintain aesthetic harmony within the community. Specific approved screening methods may be detailed in the Guidelines.
- **Setback:** The minimum distance that a building or structure must be located from a property line, street, or other designated area. Setbacks are established by zoning regulations and are intended to provide adequate spacing between buildings, ensure privacy, and maintain open space.
- **Solar Panel Integration:** The design and installation of solar panels in a manner that blends seamlessly with the architectural style of the home and minimizes visual impact. Preferred locations, screening requirements, and approved mounting systems may be specified in the Guidelines.
- **Variance:** A request for an exception to one or more provisions of the Declaration and/or these Guidelines, subject to the authority and limitations set forth in the Declaration.
- **Xeriscaping:** A landscaping method that utilizes drought-tolerant plants, efficient irrigation techniques, and other water-conserving practices to create sustainable and attractive landscapes in arid climates.

Appendix A – Required ARC Application Additional Submittals

The following identifies the standard submittals required for ARC review, only to the extent applicable to the proposed Improvement. Items that do not apply to the proposed Improvement are not required.

The ARC may request additional information or documentation reasonably necessary to evaluate compliance with the Declaration and these Guidelines.

When a City permit is required, the issued City permit and completed Design Compliance Certification shall be submitted after completion of the City permitting process and before the ARC commences its substantive review.

The Design Compliance Certification is required for new Primary Dwellings, Accessory Buildings, and Additions, and may be required for other Improvements when reasonably necessary to document compliance with applicable Declaration requirements.

A Design Compliance Certification is not required for exterior painting, including changes to base and trim colors; landscaping installation, replacement, or renovation; or other minor exterior or site Improvements when compliance can be adequately evaluated through the Improvement Application and applicable supporting documents. These exemptions do not eliminate otherwise applicable ARC approval requirements.

New Primary or Accessory Building or Addition to Existing Building

- Completed Design Compliance Certification
- Building renderings showing all exterior elevations and the finished appearance of the Improvement
- Site plan showing building location and setbacks
- Exterior paint color samples
- Window and exterior door cut-sheets or specifications, including exterior colors
- Roof material and color cut-sheets or samples
- Driveway and walkway material and color cut-sheets or samples
- Wall/fence material and color cut-sheets or samples
- Location and proposed screening of HVAC equipment, propane tanks, utility equipment, pool equipment, and other exterior mechanical equipment
- Locations of solar devices and antennas
- Street-Visible Landscape Area plan, including proposed walls and fences
- Exterior locations of security and flood lighting
- Copy of issued City permit

Exterior Remodel – Non-Like-Kind Replacement

Windows, doors, siding/stucco, roofing, paint, hardscape and similar exterior changes

- Completed Design Compliance Certification, when required under the Design Compliance Certification requirements in Appendix A.
- Photos or renderings showing the existing condition and proposed finished appearance
- Site plan showing the location of the proposed Improvement
- Exterior paint color samples
- Window cut-sheets or specifications, including exterior color
- Exterior door cut-sheets or specifications, including exterior color
- Roof material and color cut-sheets or samples
- Driveway and walkway material and color cut-sheets or samples
- Wall/fence material and color cut-sheets or samples
- Location and proposed screening of HVAC equipment, propane tanks, utility equipment, pool equipment, and other exterior mechanical equipment
- Locations of solar devices and antennas
- Street-Visible Landscape Area plan
- Exterior locations of security and flood lighting
- Copy of issued City permit

New Swimming Pool or Spa

- Completed Design Compliance Certification
- Pool/spa rendering or plan showing the finished Improvement
- Site plan showing pool/spa location
- Location and proposed screening of pumps, filters, heaters, and other pool equipment
- Solar heating device location
- Street-Visible Landscape Area plan
- Copy of issued City permit

Solar Device Installation

- Rendering or plan showing device location
- Location of associated exterior equipment and conduit
- Copy of issued City permit

Privacy Wall or Fence

- Completed Design Compliance Certification
- Site plan or rendering showing wall/fence location and distance from applicable property line(s)
- Proposed wall/fence height
- Material and color cut-sheets or samples
- Screening or landscaping information
- Copy of issued City permit

Major Landscaping / Golf Surface / Sport Court

- Completed Design Compliance Certification
- Landscape plan or rendering showing the proposed Improvement
- Site plan showing affected areas
- Street-Visible Landscape Area plan
- Hardscape material and color samples or cut-sheets
- Wall/fence information
- Exterior lighting locations and fixture cut-sheets
- Copy of issued City permit

Other Improvements

- Completed Design Compliance Certification
- Photos, renderings and/or written description sufficient to show the proposed Improvement
- Material, color, location, screening, or other information applicable to the Improvement
- Copy of issued City permit

Complete Lot Remodel or Multiple Improvement Types

Submit the applicable items identified above for each component of the project.