

1. General Design Guidelines

a. General Character and Theme of Sun City Palm Springs

Palm Springs and several of the communities in the Coachella Valley were originally settled around oases situated within the canyons. Today, the resort communities of the Valley have developed that heritage into its built environment and highly promote the "Oasis in the Desert" theme. Also, many natural oases still exist and some are clearly evident in the hills to the north of the site. Many resort developments in the valley have raised that "oasis" theme to a level far beyond that which was origin or natural.

The oasis theme is also depicted in the golf courses for the project which are also utilized as channels for flood control. The channels will all be grass lined to protect the bottom and banks from scour and erosion. The storm water flow will be controlled to allow for the grass lining which will add to the oasis theme. The golf courses meander throughout the community and add to the character of the community.

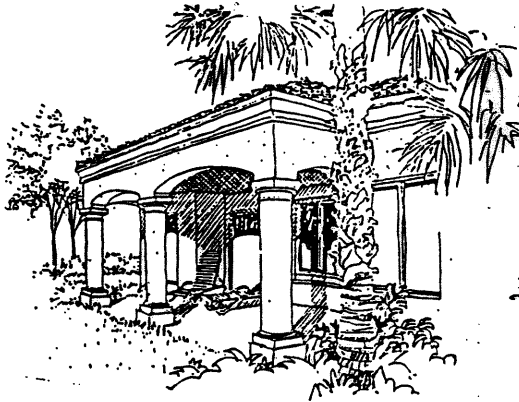
The sophisticated nature of the Palm Springs area allows for a free expression of architectural character. However, that character should respect the natural, cultural and climatic environment of the Desert Southwest. Also, security and comfort through familiarity and experiences as well as cost consciousness are values which need to be reinforced by the architecture and materials of the community. These criteria can be manifested in an architectural style that utilizes:

- Traditional building materials that are popularly used today for their stability against the elements;
- Material uses that are consistent with traditional methods and that create a comfortable attractive feeling;
- Building elements that create comfort through scale and mitigate the effects of the local environmental severities — the sun and wind; and
- Changes of architectural elements and materials to create variety (variety from one elevation to another can be enhanced by changes of function such as private courtyards with entry gates, porches, stately entrances or low garden walls).

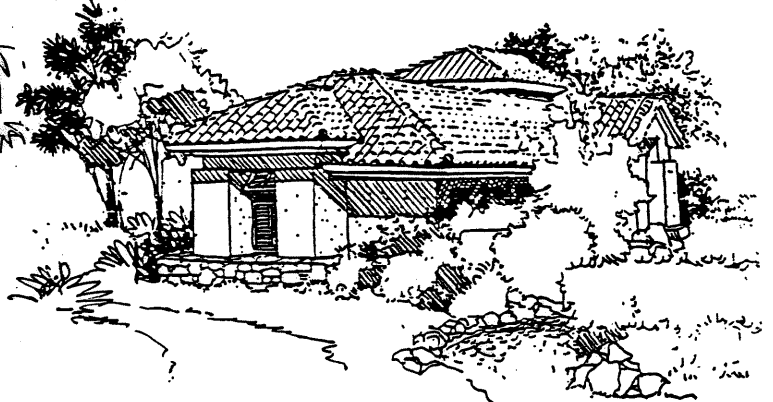
This character will have a continuity throughout all built elements of the community to establish a broad architectural theme that will be the basis for future evolution and growth.

b. Building Massing and Scale

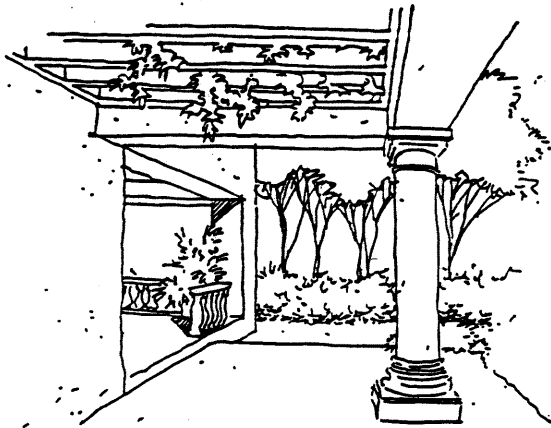
The architectural image of Sun City will be perceived primarily from public spaces, such as streets, open spaces, and golf courses. Therefore, building massing, scale and roof forms are the primary design components requiring careful articulation. Emphasis shall be on horizontal forms.



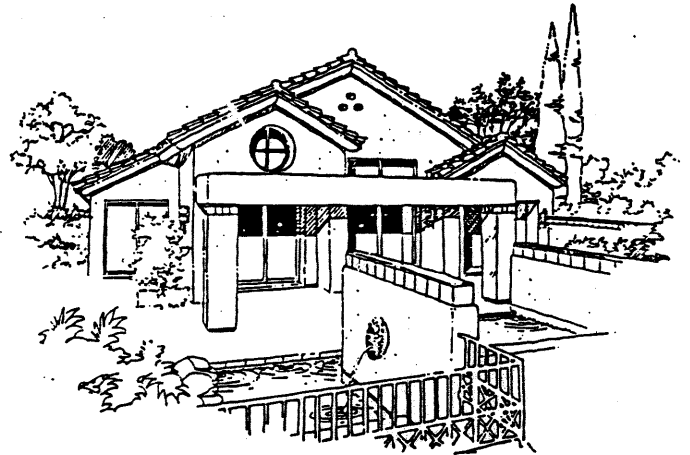
**RECESSES PROVIDE
SHADOW AND DEPTH**



EXTENSIVE OVERHANGS



**COVERED PORCHES AND PATIOS
INTEGRATED INTO THE BUILDING**



**PROJECTIONS PROVIDE
SHADOW AND DEPTH**

Allowed:

- Horizontal architectural elements;
- Projections and recesses to provide shadow and depth;
- Simple, bold forms;
- Broad pitch and, where appropriate, extensive overhangs;
- "L" or "U" shaped floor plans with enclosed courtyards;
- Covered porches and patios integrated into the building structure;

- Interruption of large roof areas with clerestory or pseudo second story elements; and
- Variable setbacks from front property lines.

Not Allowed:

- Large, unbroken expanses of flat wall planes (vertically or horizontally) except on the low-visibility side yard areas; and
- Over scaled or dehumanizing elements and forms

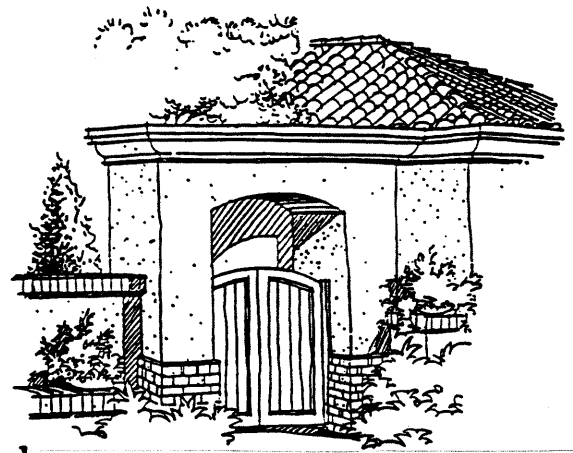
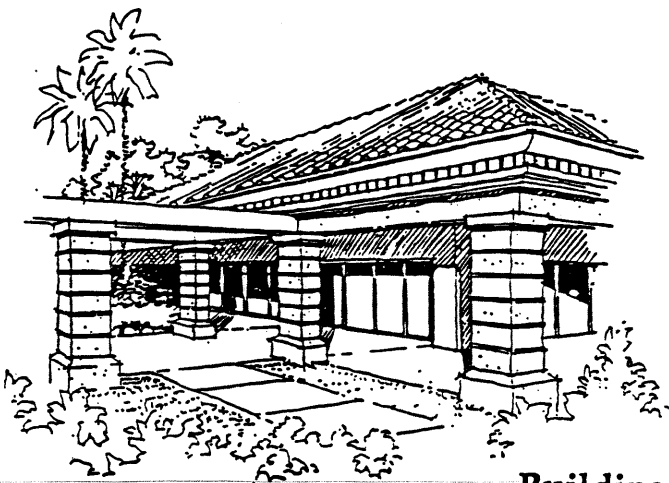
Patio covers will be incorporated in design of the buildings so that little opportunity for add-on patio covers will exist. Any additions to the outside of the building, including patio covers, will be subject to approval by the Architectural Review Committee.

c. Building Materials

Exterior plaster or stucco will be the primary wall surface material. A variety of stucco finishes will be used when appropriate. The regional Southwestern Style relies heavily on a palette of stable, durable materials. These materials should be used in traditional combinations that yield an impression of permanence as well as respect for the climate.

Allowed:

- Smooth to medium lace (knock-down) stucco texture, with detailing;
- Crisp, clean, simple use of tile, brick, stone and masonry as accents;
- Stucco courtyard walls with and without brick cap and/or brick inlay and/or tiles;
- Wood trim;
- Patina finish copper as accents (limited use);



Building Materials

- Heavy wood beams, corbels and related details;
- Rough sawn glu-lam beams, purlins and fascias;
- Divided light glazing in protected wood storefront frame systems; and
- Wrought iron as accent at windows.

Not Allowed:

- Heavy textured stucco, such as swirl or heavy trowel and non-traditional textures;
- Seamed, paneled, stamped and/or enameled metals (except garage doors);
- Wood siding or cladding;
- Bright, contrasting enameled surfaces;
- Tilt-up concrete systems and precast penalized finish systems;
- Mill finish aluminum;
- Mirror finish and other bright, highly reflective glazing systems; (except for commercial area)
- Asphalt shingles, wood shake shingles, metal roofs; (except for commercial area)
- Pipe railing and other non-traditional metal accents (except for commercial area).

d. Color

Color will act as a primary theme-conveying element, reflective of the appropriate architectural styles. Wall finish colors will emphasize light natural earth tones of the region rather than contrived pastels.

Allowed:

- Off-white, cream, sepia and other wall colors, derived from subtle colored hues of the desert;
- Accent colors which will complement wall surfaces used in moderation; and
- Wood trim with medium colored, semi-transparent stain or opaque paint.

Not Allowed:

- Dark or pastel colonization outside desert Southwestern palette.

e. Roof Forms and Materials

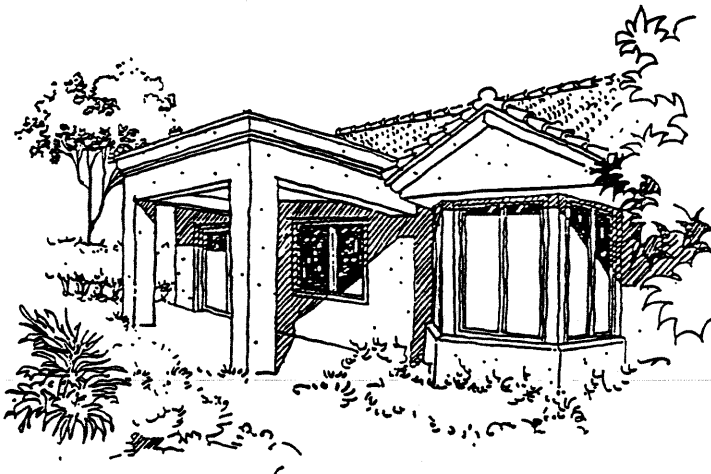
Principal roof forms will be low-pitched gable or hip. All visible roof material will be clay and/or concrete tile, from an established materials and color board to ensure continuity in texture, color and character. The roof forms will be hipped, or pitched with parapets, with slopes ranging from no less than 4:12 to no more than 6:12 for general building roofs to a maximum of 8:12 at towers and cupolas.

Allowed:

- Hipped is encouraged, however gabled roofs are allowed;
- Low pitched roofs — 4:12 minimum slope and 6:12 maximum slope for main building volumes;
- Simple roof geometry, emphasizing long, horizontal lines;
- Combinations of stepped, sloped, tile roof planes with intervening parapets which accentuate jogs in wall surfaces;
- Flat roof with parapets in areas such as garages, porches, patios, or other areas as may be necessary to conceal roofing and solar equipment;
- Clay or concrete tile (chinking is allowed);
- Large roof overhangs and exposed rafter ends;
- Flat traditional wood beam/purlin systems in limited, breezeway type applications;
- White or light tan coating at concealed flat roofs;
- Pitch breaks in roof form (Example: 6:12 to 3:12 change where a covered porch and/or patios transitions from the main building volume); and
- Traditional cupolas and dormer type elements, as roof accents.

Not Allowed:

- Exposed flat roof areas, asphalt shingles, metal roofing;
- Gambrel and mansard roofs;
- Wood shingles;
- Exposed roof mounted HVAC equipment, antennas;



**FLAT AND
GABLED ROOF**

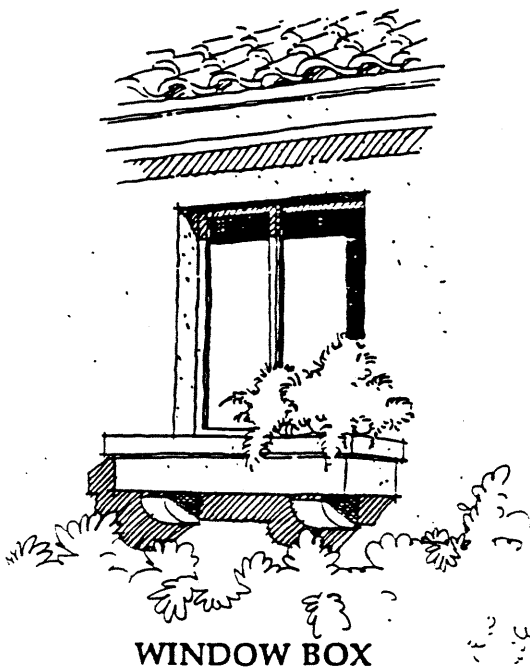


HIPPED ROOF

f. Windows and Doors

Recessed doors, windows and wall openings are characteristic elements of the allowed architectural style. These elements convey the appearance of thick, protective exterior walls. Fully recessed openings and pedimented windows and doors are encouraged to add articulation to the wall surface. Particular attention where possible and to the extent economically feasible should be given to shading of windows with western and eastern exposure. Operable windows and slider patio doors will be used extensively to allow cross-ventilation.

Windows and Doors



Allowed:

- Generous use of glazing in doors and windows to relate building to the out-of-doors;
- Traditional french doors;
- Decorative entry doors;
- Accent trim or tile at doorways and windows;
- Pedimented doors and windows;
- Banded windows to emphasize horizontal lines;
- Divided pane windows;
- Shutters on windows;
- Picture windows with simple wood and or metal frames and trim;
- Arched windows and doorways;
- Wrought iron accents;
- Pot shelves below windows;
- Architectural projections or extended eaves;
- Slider doors; and
- Awnings

Not Allowed:

- Silver or gold windows or door frames;
- Reflective glass

g. Walls and Fences

Walls and fences play a major role in achieving an overall theme and consistent framework for the landscape. Wall and fence materials will be selected to be compatible with adjacent architectural and landscape elements. This compatibility is achieved through the following means:

- Consistency of material, color and design; and
- Consistency in wall usage and placement to assure streetscape imagery, provide screening or privacy, to be sensitive to views, to allow sound attenuation, and to facilitate landscape maintenance.

Walls fronting streets shall not exceed a height of 6 feet achieved with masonry walls or the combination of a 2-foot masonry wall with 4-foot panels of wrought iron. Certain exceptions will be considered on a case by case issue and would include such issues as noise attenuation, retaining wall design, and flood control improvements. If allowed by CC& R's rear interior lot lines may have 6-foot wrought iron adjacent to golf courses or green belts. A variety of heights and massing may be used to articulate and scale the architecture. All walls and fences shall conform to all ordinances governing construction standards, heights, and pool-safety standards. CVWD wellsite walls may not exceed 8 feet in height in order to properly screen appurtenances.

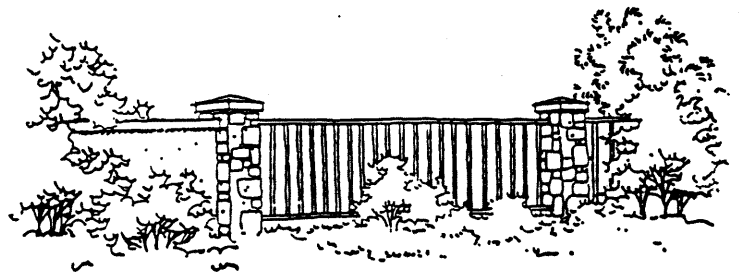
Allowed:

- Stucco over masonry;
- Masonry slump stone or split face;
- Wrought iron fences and gates;
- Stone and brick as walls, caps and pilasters.

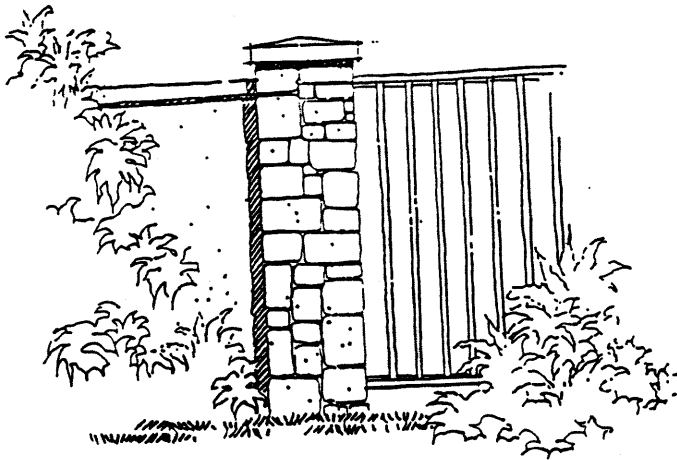
Not Allowed:

- Wood fences and wall;
- Wire or plastic mesh; and
- Chain-link except in temporary situations during construction and well sites if properly screened with plantings.

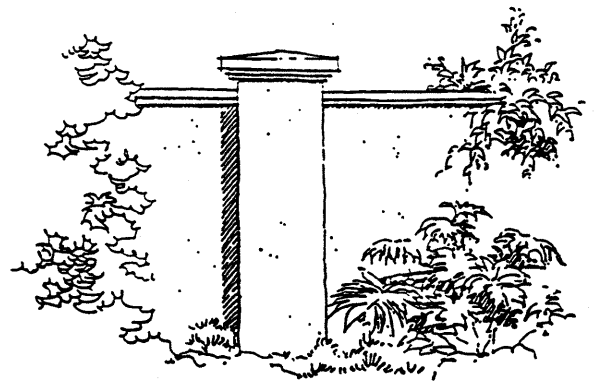
Walls and Fences



**WROUGHT IRON
AND STUCCOED WALL**



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STUCCOED WALL