

Flagstaff Ranch
Residential Development Standards (RDS)
Summary of Changes Effective January 1, 2020

ITEM	SECTION	TITLE	NATURE OF CHANGE
1	Appendix B	Fee and Deposit Schedule	<p>Design Review Fee Increases and Contractor Deposit Increase - The new fee and contractor deposit amounts will apply to all submittals after January 1, 2020. Most of the current fees have been unchanged for five or more years. These adjustments are related to our recent decision to improve the level of service by moving to a full-time Design Review Coordinator.</p> <p>New Community Impact Fee - The purpose of this fee is to offset a portion of the costs to the Association related to construction activity within the community. This is a monthly fee that applies to all new home construction, structural additions and other major projects. For new home construction, 12 months must be prepaid prior to the start of construction. Any unused portion will be refunded with the Construction Deposits. For other qualifying projects the prepaid amount will be 3 months. For projects that extend beyond the prepaid period, the balance due will be collected prior to the refund of the Construction Deposits. This fee will not be pro-rated. A full monthly fee will apply to each month beginning with the month that the Authorization to Proceed is issued and ending with the month in which the Construction Deposits are approved for refund. Implementation - This fee will apply to all projects qualifying for Final Plan Approval on or after January 1, 2020.</p>
2	2.6	Exterior Materials	Clarifies the the requirement for stone veneer on all homes.
3	2.7	Roofs	Clarifies the requirements for asphalt or composite shingles.
4	2.10	Exterior Colors	Clarifies the limited use of red as an accent color.
5	2.14	Solar Energy Devices	This section has been re-written to address specific requirements for Solar Panels.
6	2.19	Patios, Decks and Porches	Clarifies the acceptable locations for patios.
7	3.7	Utilities	Adds requirements for the acceptable location of electric panel/meter boxes
8	3.14	Exterior Lighting	Adds requirements for the installation of outdoor televisions.
9	3.15	Swimming Pools and Spas	Clarifies the screening requirements for outdoor spas.
10	4.0	Landscaping Design Guidelines	Adds color requirements for landscaping mulch, stone and boulders.
11	4.8	Topdressing	Adds color requirements for landscaping mulch and stone used as topdressing.
12	5.2(a)(2)	Preliminary Design Submittal	Clarifies requirement to identify the location of AC units or AC rough-ins on site plan.
13	5.6(a)(2)	Final Design Submittal	Clarifies requirement to identify the location of AC units or AC rough-ins on site plan.
12	6.17	Temporary Construction Signage	Prohibits signs from being attached to trees.
13	Appendix S	Fire Mitigation Requirements	Makes the requirement that firewood be stored at least 10' from any structure apply to the full year.