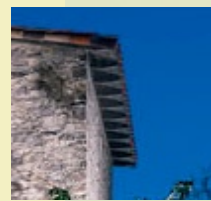
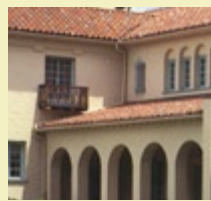
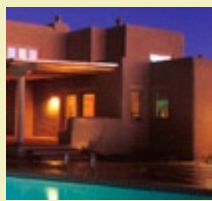


## *Production Home Design Guidelines*

**Community** It's a word that invokes feelings of being at home, neighbors, friends and a return to humanity. It's a feeling of being safe walking down the street, saying hello to local a storeowner by name and meeting friends at the park. Laughlin Ranch is envisioned to create this sense of community through quality planning, design excellence and the natural surroundings. To the east, one can see beautiful sunrises creeping over the mountains. To the west, the twinkling lights of casinos make the nighttime sky just as spectacular. Laughlin Ranch is a dark-sky community to help preserve the beautiful nighttime sights for everyone in the community. Deep canyons, rolling dunes and large, natural washes are found throughout the site and lend themselves to the creation of distinct neighborhoods and the allowance of a wide network of paths and trails. These neighborhoods are intended to incorporate a diversity of architectural styles, which will produce a timeless feel, and a definite sense of place; a feeling of being at home in your community. Laughlin Ranch is your new hometown, with activities for everyone. With over Sixty miles of paths and trails every resident can get anywhere they need to in the community including access to the Colorado River. Walk or ride your bike to the coffee shop on the corner. Stop in to the deli for a quick snack. Take a dip at one of the community pools after an enjoyable round of golf on a Championship Golf Course. It's all here for you and it's all within reach.

**The Southwest** is rich in history. From the Native Americans that first inhabited in these parts, to the mining towns that looked to find valuable ore, even the emergence of Don Laughlin's vision that can be seen today along the Colorado River. Today, Laughlin Ranch begins its quest to be a part of that history. Along with the fabulous timeline of this area, comes great architecture. The physical appearance of the indigenous ranch architecture of the Southwest was not so much a quest for style but a response to the climate, functional lifestyles, and utilization of available building materials and craftsman. People still look at these gems with awe and wonder as they have stood the test of time and the elements. Laughlin Ranch is no different. It is the intention of Laughlin Ranch to remember and respect why this architecture is so beautiful. Although a diversity of architectural styles are allowable, integrity and respect for the land and the highest quality construction is expected from every owner, architect and builder. From the Hacienda style to the Territorial style and even desert respective contemporary homes, a woven fabric of diversity will be created to help foster a sense of community that you, your neighbor and the whole community can take pride in. Because the terrain of Laughlin Ranch is varied, diversity in architecture is almost given. Some styles may work well on flat sites to create stunning estates. While other styles may lend themselves to beautiful hillside villas. Wherever you may choose to live in Laughlin Ranch, you will be surrounded by gorgeous homes like yours that fit together like puzzle pieces, creating an incredible picture when completed.



**Design Guidelines** are intended to establish and maintain common goals for the entire Laughlin Ranch community, while taking into account your personal preferences and needs. All too often design guidelines become too strict and do not allow for personal expressions. In the end, sameness is created and the special feeling of place is lost. Although the Laughlin Ranch Design Review Board (LRDRB) will be strict with regards to quality and integrity, it will also be flexible with regards to creativity. These guidelines and the LRDRB decisions are not intended to be a "what not to do", but rather an execution of principles that will create an artful community. Ultimately, the LRDRB has the discretion to accept, reject and provide input on every home design brought in for review and ultimately approval.

**Laughlin Ranch** Design Review Board (LRDRB) has been established to help you and the rest of the community create a wonderful place to live and to ensure that goal is of the highest priority. Because the vision to view the entire community as a large-scale work of art, rather than several individual works of art, the LRDRB's decisions will include discretionary judgments. The LRDRB may also grant variances from any prescribed requirements in this book to allow for creativity of the architect and owner, if it strives to add to the community overall. If there is ever a conflict between any Bullhead City ordinance standards and the Guidelines as described here, the most restrictive provisions shall be deemed controlling. Should you have any questions or comments, please feel free to contact the LRDRB at 928-758-9999.

*Production Home Design Guidelines*

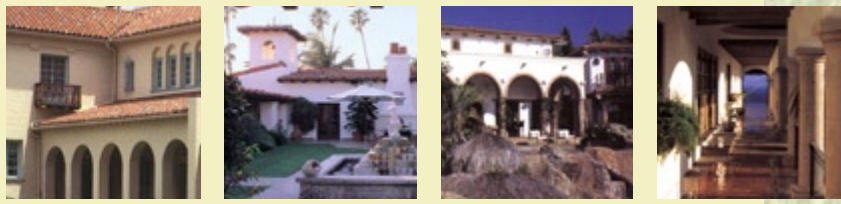
The homes at Laughlin Ranch are intended to relate in architectural character. By utilizing the design elements described in this document, the architecture should achieve the desired character. Special consideration should be used in developing low profile horizontally oriented facades by utilizing simple forms and construction. A minimum of two materials and a maximum of three materials to compose a facade is required. Trim and glazing materials may be considered in addition to the required material quantity. Deep porches and overhangs with exposed structure will enhance the visual quality of the structure and will more readily achieve the intended architectural character of Laughlin Ranch.

Front yard setbacks are designed to increase the natural desert feeling along the street. On each lot, there will be front yard setbacks that, along an entire street, vary to create the feeling that Laughlin Ranch is designed as a part of the natural landscape rather than ignoring it. This setback still allows the Homeowner to have a landscape to their satisfaction, but ties the neighborhood together. From the street, frontyard setback is imposed to maintain proper distances for parking and landscape. Complete setback information is available from the City. These setbacks shall be used as a base minimum. Additional setback requirements may be implemented by the LRDRB

Building height restrictions are imposed on some lots to allow for better views and to create variety within the community. The maximum height for a lot shall be Thirty feet above natural grade. Certain Lots may have height restrictions to preserve view corridors. These lots shall be limited to Twenty-Five Feet above natural grade.

Laughlin Ranch is envisioned to be an artful community with open spaces, natural features, village commons and several other amenities. To carry out this beautiful image, architecture plays a Key role. The intention is to not have standard homes that could fit on every lot, rather, one-of-a-kind, site specific homes are encouraged. The following are acceptable architectural “styles”:

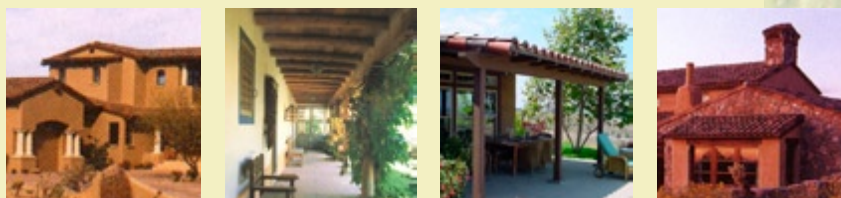
Spanish Colonial/Mission



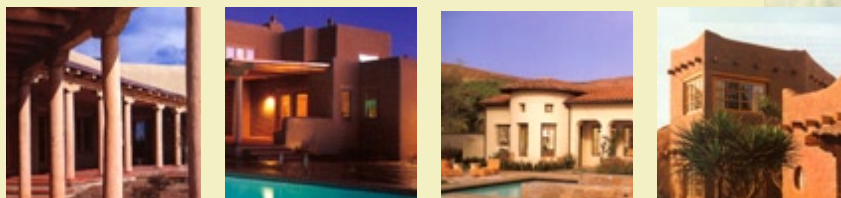
Hacienda



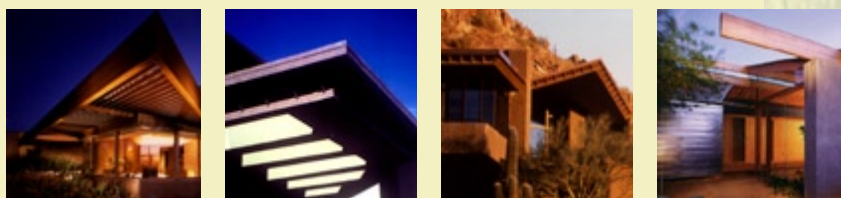
Ranch



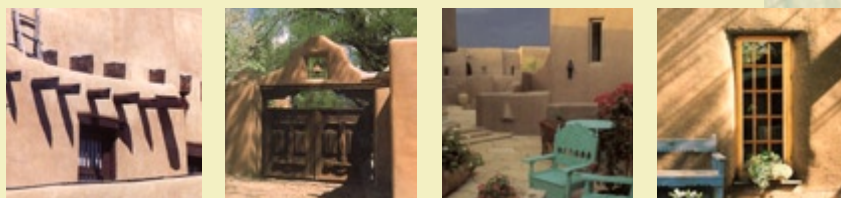
Territorial



Southwest Contemporary



Pueblo



Developers, Architects and Builders will be required to attend a design orientation seminar prior to being approved to work in Laughlin Ranch. Because Laughlin Ranch is intended to be a community unlike anything in the area. Laughlin Ranch is taking an active role in creating a more environmentally friendly community. Every Builder, Architect and Developer will need to follow a set of Green Building guidelines set forth by Laughlin Ranch. Background information, guidelines and expectations will be set forth from the beginning to ensure that the highest quality neighborhood, architecture and designers help to create an artful community and carry out the vision of Laughlin Ranch.