

**CREEKWOOD RANCH HOMEOWNERS ASSOCIATION  
DESIGN GUIDELINES**

Adopted: September 14, 2001  
(Amended February 12, 2002)  
(Amended July 10, 2002–Turf)

**Revised & Amended: October 1, 2002 (Water)**  
**Revised and Amended: May 22, 2003 (Granite)**  
**Published: June 2, 2003**  
**Effective: June 15, 2003**

**LANDSCAPING**

All landscaping plans for front yards must be approved by the Design Review Committee prior to installation. Due to their visibility, Lots with open view fence panels in the rear yard must submit both front and rear yard landscaping plans. This includes the installation of all trees, shrubs, ground covers (including turf) and hardscape materials. Design Review Committee approval of said plans must be obtained prior to installation. Front yard landscaping packages included with the purchase of the home have been pre-approved. Therefore, plans need not be submitted to the committee for review.

Front yard landscaping on all Lots must be installed within 90 days from the close of escrow. Rear yard landscaping on all lots with open view fencing must also be installed within 90 days from the close of escrow.

**APPLICATION PROCEDURE**

Submittal

Application and plans (which will be kept on file with the Association) should be mailed to:

**Creekwood Ranch Homeowners Association  
16625 S Desert Foothills Pkwy  
Phoenix, AZ 85048  
(480) 759-4945**

or hand delivered to:

**Vision Community Management  
16625 S Desert Foothills Pkwy  
Phoenix, AZ 85048  
(480) 759-4945**

The following information should be included:

1. Application Form – A completed application form (copies of which can be obtained from the management office).
2. Plot Plan – A site plan showing dimensions of the lot, the dimensions of the existing dwelling in relation to the lot, and the dimensions of the proposed addition in relation to the existing dwelling and property lines (setbacks). Measurements must be written in the plans. An accompanying photograph of the proposed location would be helpful as well.
3. Specifications – Detailed description showing the variety and placement of trees and shrubs, as well as the location of boulders, granite and ground cover.

Process

Landscape Plan Review  
and Approval

All required landscape plans must be submitted for review within 30 days of the closing date. Landscape plans must show, in addition to vegetation, all hardscape elements and lighting. The landscape plans must be submitted for review and approval by the Design Review Committee prior to implementation.

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**Construction Period** Front yard landscaping on all lots must be completed within 90 days from date of closing. Rear yard landscaping on all lots with open view panel fencing must be completed within 90 days from date of closing as well. It is recommended that back yard landscaping on all lots be installed within this time frame because construction access to the back yard is often through the front yard.

**Recommendations on Preparing a Landscape Design Plan** It is strongly recommended that the owner retain professional services for landscape planning and design.

The Arizona Landscape Contractors Association can provide you with a list of qualified landscape professionals to assist you in individualizing your landscape design.

In all cases, the installation must comply with City of Chandler drainage and grading requirements.

**Corner Lots**

Owners of corner Lots must landscape and maintain the area outside of the perimeter fence adjacent to the street running alongside the Lot. Landscape plans for this area must include plantings to soften the appearance of the side yard fence. Thought should be given to the height of the fence when choosing these plantings.

**Plant Support Guidelines**

- Trellis or lattice must be painted to match its background surface or the wood may be stained its natural color.
- If higher than 6' in height, it must be submitted for approval consideration.
- Chicken wire is prohibited.

**Trees and Shrubs** (*Amended on 01/26/21, refer to amendment on page 10 for updated language*)

~~A minimum of one 15-gallon tree and shrubbery adequate to compliment the size of the yard must be installed in the front yard landscape on each Lot. Please refer to the indigenous tree list. Shrubs must be installed on both sides of the driveway.~~

**Turf**

The City of Chandler currently does not limit the amount of turf on residential lots. However, Creekwood Ranch Homeowners Association joins the City in encouraging water conservation. It is recommended that you consider turf installation on areas where it can be used for play, for example; and consider desert landscaping in other areas. Artificial turf in front yards is prohibited.

Water: Here are concerns, which you must keep in mind:

- The water source for plants and shrubbery should not be placed close to or directed toward the foundation of the home. This could create problems with the foundation and could invite termites. It is recommended that plants and shrubs and any water source be placed a minimum of 24 inches from the stem wall. Planters should not be installed where dirt is placed against the foundation of the home for the same reason.
- Planters should not be installed where dirt is placed against the builder-installed perimeter fence wall or boundary wall. These walls are not retaining walls and cannot support dirt placed against them or handle the additional moisture that would be absorbed by the fence without causing damage to the fence. A retaining wall would have to be constructed in front of the perimeter wall or boundary wall and sealed to ensure the boundary wall or perimeter wall is properly protected. Bear in mind that these fences are boundary walls with your neighbors, and you may incur liability if you do something on your property, which causes damage to the shared fence wall. Consult pages 31 and 32, Section 8.5, of the CC&R's for further information.
- As owner you are responsible to ensure that proposed improvements do not interfere with the established drainage patterns and do not direct drainage toward the foundation of the home. You are responsible to make sure your contractor allows for expansion and contraction between additions and existing structures or surfaces. It is also the owner's responsibility to confine runoff from your irrigation system to your own lot.

#### Rock Ground Cover

If decomposed granite or other landscape rock is used, it must be of an "earth tone" color and not white, green, blue, red or other bright colors. Lava rock, cinder rock and wood chips are prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Planting underliner is prohibited.

River run rock shall be three inches to six inches in diameter. Not more than 10 percent of the front yard landscape may be river run rock.

Pre-approved colors:

- |                                |                                 |
|--------------------------------|---------------------------------|
| - Desert Gold AKA Madison Gold | - Desert Brown                  |
| - Coral AKA Pink Coral         | - Desert Gold Red Mountain Mine |
| - Mission Red AKA Brick Red    | - Mirage                        |
| - Cactus Shade                 | - Yavapai Coral                 |
| - Santa Fe Beige               | - <b>Saddleback Brown</b>       |

The final product must not deviate substantially from the sample submitted in color or size.

#### Irrigation System

All turf, trees, shrubs and ground cover (exclusive of cactus) must have in-ground irrigation systems.

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ASSOCIATION PLANT LIST - - -

To assist you in plant selection for your Lot, you may be interested in knowing the plants used for the common areas which are maintained by the Association. They include:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
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Trees

Acacia Smallii	Sweet Acacia
Dalbergia Sissoo	Sissoo Tree
Ulmus Parvifolo 'Sempervirens'	Evergreen Elm
Quercus Virginiana	Southern Live Oak
Phoenix Dactylifera	Date Palm

Shrubs and Ground Covers

Acacia Redolens	Desert Carpet Acacia
Bougainvillea Spc. 'Barabara Karst'	Barbara Karst Bougainvillea
Bougainvillea Spc. 'Crimson Jewel'	Bush Bougainvillea
Jaesalpinia Pulcherrima	Red Bird of Paradise
Hesperaloe Parviflora	Red Yucca
Leucophyllum Zygodphyllum 'Cimarron'	Cimarron Sage
Leucophyllum Langmanie 'Rio Bravo'	Rio Bravo Sage
Nerium Oleander 'Petite Pink'	Dwarf Pink Oleander
Callistemon Viminals 'Little John'	Little John
Lantana New Gold	New Gold Lantana
Lantana Montivedensis	Trailing Purple Lantana

Decomposed Granite	'Desert Gold' 3/8" minus
Turf	Bermuda Hybrid 'Midiron'

Residential Plant List

The Design Review Committee has found that the plants included in the following list are compatible with the natural desert environment of Creekwood Ranch encourage their use. Any species not contained herein may not be planted or installed within Creekwood Ranch without written approval of the Design Review Committee.

	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Indigenous Plants	Acacia greggii	Catclaw Acacia
	Ambrosia deltoidea	Bursage
	Beloperone californica	Chuparosa
	Echinocereus englemannii	Hedgehog Cholla
	Encelia farinosa	Brittle Bush
	Ephedra trifurca	Morman Tea

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**Indigenous Plants  
Continued**

*Ferocactus wislizenii*  
*Fouquieria splendens*  
*Haplopappus laricifolia*  
*Holocantha emoryi*  
*Hyptis emoryi*  
*Simmondsia chinensis*  
*Krameria Grayi*  
*Larrea tridentata*  
*Lycium andersonii*  
*Lycium fremonti*  
*Olneya tesita*  
*Opuntia acanthocarpa*  
*Opuntia bigelovii*

Barrel Cactus  
Ocotillo  
Turpentine Bush  
Crucifixion Thorn  
Lavender  
Jojoba  
White Ratany  
Creosote Bush  
Anderson Lycium  
Wolfberry  
Ironwood  
Staghorn Cholla  
Teddy Bear Cholla

**Compatible Trees**

*Acacia abyssinica*  
*Acacia aneuria*  
*Acacia cavenia*  
*Acacia constricta*  
*Acacia eburnia*  
*Acacia farnesiana*  
*Acacia millefolia*  
*Acacia pennatula*  
*Acacia occidentalis*  
*Acacia schaffneri*  
*Acacia stenophylla*  
*Acacia willardiana*  
*Acacia salicina*  
*Arecastrum romanzoffianum*  
*Caesalpinia cacalaco*  
*Caesalpinia platyloba*  
*Caesalpinia pumila*  
*Celtis pallida*  
*Celtis reticulata*  
*Cercidium praecox*  
*Chilopsis linearis*  
*Lysiloma candida*  
*Lysiloma thornberi*  
*Phoenix palmae*  
*Phoenix roebelenii*  
*Pithecellobium brevefolium*  
*Pithecellobium flexicaule*  
*Pithecellobium mexicana*  
*Pittosporum phillyraeoides*  
*Prosopis alba*  
*Prosopis juliflora*  
*Prosopis pubescens*  
*Rhus ovata*  
*Schinus terebinthifolius*

Abyssinian Acacia  
Mulga  
Caravan Acacia  
Whitethorn Acacia  
Needle Acacia  
Sweet Acacia  
Santa Rita Acacia  
Weeping Acacia  
Hackberry Acacia  
Twisted Acacia  
Shoestring Acacia  
White Bark Acacia  
Weeping Acacia  
Queen Palm  
Yellow Bird of Paradise  
Bird of Paradise  
Copper Bird of Paradise  
Desert Hackberry  
Netleaf Hackberry, Palo Blanco  
Palo Brea, Sonoran Palo Verde  
Desert Willow  
Palo Blanco  
Fern of the Desert  
Date Palm  
Pigmy Date Palm  
Apes Earring  
Texas Ebony  
Mexican Ebony  
Willow Pittosporum  
White Mesquite, Argentine Mesquite  
Honey Mesquite  
Fremont Screwbean  
Sugar-bush  
Brazilian Pepper

Compatible Shrubs

Acacia angustissima	Fern Acacia
Acacia craspedocarpa	Leather Leaf Acacia
Aloysia lycioides	White Brush
Agave species	Century Plant
Asclepias subulata	Desert Milkweed
Atriplex canescens	Four Wing Salt Bush
Atriplex hymenelytra	Desert Holly
Atriplex lentiformis	Quail Bush
Atriplex mulleri	Salt Bush
Atriplex nummularia	Old Man Salt Bush
Atriplex polycarpa	Desert Salt Bush
Atriplex radioides	
Atriplex torryi	Nevada Salt Bush
Berberib haematocarpa	Red Bayberry
Buddleia murrabufolia	Wooly Butterfly Bush
Bursera microphylla	Elephant Tree
Bursera fagaroides	Elephant Tree
Caesalpinin gillesii	Yellow Bird of Paradise
Caesalpinia mexicana	Mex. Bird of Paradise
Caesalpinia pulcherrima	Red Bird of Paradise
Calliandra californica	Fairy Duster
Calliandra eriophylla	Fairy Duster, False Mesquite
Calliandra penninsularis	Fairy Duster
Canotia holacantha	Crucifixion Thorn
Cassia artemesioides	Feathern Cassia
Cassia biflora	Texas Cassia
Cassia candoleana	New Zealand Cassia
Cassia circinnata	Candle Bush
Cassia goldmannii	Golden Wonder Cassia
Cassia leptophylla	Gold Medallion Tree
Cassia nemophylla	Green Feathery Cassia
Cassia philodinea	Silver Cassia
Cassia purpussiae	African Cassia
Cassia wislizenii	Shrubby Cassia
Cercocarpus montanus	Mountain Mahogany
Cliaanthus formosus	Sturts Desert Pea
Cardia parviflora	Little Leaf Cordia
Dalea bicolor	Indigo Bush
Dalea pulchra	Feather Dalea
Dalea spinosa	Smoke Tree
Dalea wislizenii	Indigo Bush
Dasyliron wheeleri	Desert Spoon
Dodonea viscosa	Hop Bush
Eysenhardia polystachia	Kidney Wood
Fallugia paradoxa	Apache Plume
Forestiera neomexicana	Desert Olive
Souquieria spendens	Ocotillo
Hesperaloe funifera	Red Yucca
Hesperaloe narviflora	Coral Yucca
Hyptis emoryi	Desert Lavender
Jatropha cardiophylla	Limber Bush
Joboa simmondsia	Joboa
Justica candicans	Firecracker Bush

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Compatible Shrubs  
Continued

*Leucaena retusa*  
*Lycium andersonii*  
*Lycium brevipes*  
*Lycium fremonti*  
*Maytenus phyllanthoides*  
*Mimosa biucifera*  
*Mimosa dysocarpa*  
*Nolina bidgelovii*  
*Nolina microcarpa*  
*Pennesethus setaceum*  
*Quercus turbinella*  
*Rhamnus californica*  
*Ruellia californica*  
*Ruellia californica*  
*Salvia farinacea*  
*Salvia chamyorioides*  
*Senecio salignus*  
*Simmondsia chinensis*  
*Sophora arizonica*  
*Tecoma stans*  
*Tetracoccus hallii*  
*Vauquelina californica*  
*Viguiera tomentosa*  
*Yucca species*  
*Zauschneria latifolia*  
*Zizyphus obtusifolia*

Golden Lead Ball Tree  
Anderson Thornbush  
Thornbush  
Wolfberry, Tomatillo  
Gutta Pecha Mayten  
Catclaw, Wait a Minute Bush  
Velvet Pod Mimosa  
Bigelow Nolina  
Bear Grass  
Purple Fountain Grass  
Scrub Oak  
Coffee Berry  
Redberry  
Ruellia  
Mealy Cup Sage  
Blue Sage  
Willow-Leaf Groundsel  
Jojoba  
Arizona Sophor  
Arizona Yellow Bells

Arizona Rosewood  
Golden Eye  
Spanish Dagger  
Hummingbird Flower  
Greythorn, White Crucillo

Ground Covers

*Aloe species*  
*Ambrosia deltoidea*  
*Boileya multiradiata*  
*Dalea greggii*  
*Encelia farinosa*  
*Eriogonum fasciculatum*  
*Haplo pappus larkifolia*  
*Justicia ouata*  
*Justicia spingera*  
*Melampodium leucanthum*  
*Myoporaceae*  
*Oenothera berlandieri*  
*Salvia chamaebryoides*  
*Salvia greggii*  
*Sphaeralcea amibilia*  
*Verbena pulchella 'gracilior'*  
*Zalischneria californica*

Aloe  
Bursage  
Desert Marigold  
Trailing Indigo Bush  
Brittle Bush  
Buckwheat  
Turpentine Bush  
Firecracker Plant  
Desert Honeysuckle  
Blackfoot Daisy  
Myoporum  
Mexican Primrose  
Mexican Blue Sage  
Scarlet Sage  
Desert Mallow  
Rock Verbena  
California Fushia

Native Annuals

*Abronia villosa*  
*Argemone plicantha*  
*Baeria chrysostoma*  
*Bahis absinthifolia*  
*Baileya multiradiata*  
*Dyssodia pentachaeta*  
*Erodium texanum*  
*Eschscholzia mexicana*  
*Rallistroemia grandiflora*

Sand Verbena  
Prickly Poppy  
Goldfield  
Bahia  
Desert Marigold  
Dyssolia  
Fillaree  
Mexican Gold Poppy  
Gold Crucifier

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**Native Annuals  
Continued**

Lesquerella gordonii	Lupine
Lupinus sparciflora	Lupine
Orthocarpus purpurascens	Owls Clover
Pectispapposa	Cinch Weed
Plantago insularis	Indian Wheat

**Prohibited Plants/  
Materials**

The following vegetation types and varieties are expressly prohibited.

1. Olive trees (*Olea europaea*) other than the "Swan Hill" variety.
2. Oleanders (*Nerium oleander*) other than the dwarf variety and *Thevetia* (*Thevetia* Species).
3. Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Cortaderia Selloana*) other than Purple Fountain Grass (*Pennisetum setaceum*).
4. Citrus trees are permitted within the confines of the rear yard only. Dwarf varieties are encouraged.
5. Mexican Palo Verde (*Parkinsonia aculeata*).
6. All varieties of mulberry trees.
7. All varieties of artificial turf.

**Fine Grading  
& Mounding**

Fine grading is a critical aspect of landscaping. Each Lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the City of Chandler grading and drainage plan.

Mounding or berming within an area measured 7' behind the back of the curb along the entire frontage of the Lot is discouraged.

Mounding and other proposed grade changes will be closely scrutinized by the Design Review Committee to assure that mounding will appear natural.

**Water Features  
(Fountains, Etc.)**

Refer to Decorative Items (Including Fountains and Ornamental Statuary) in the Design Guidelines.

**Hardscape**

Any additional pavement areas in any form, e.g., concrete, brick, tile, or any wood decks, etc. must be approved by the Design Review Committee. Bollards and rope are prohibited in front yards. Headers may not exceed 12" in width and shall be flush where they abut other paved areas and must be of the following materials; brick, saltillo tile, mexican tile, slump block, concrete, steel, aluminum or 2" x 4" redwood.

Lighting

- A. Lighting shall be shielded such that the light shines primarily on the Lot; lights which create glare visible from other Lots are prohibited.
- B. Colored light bulbs, lenses, or reflectors are not permitted.
- C. Light fixtures shall not exceed an illumination intensity of more than one foot candle power as measured from the Lot line.
- D. Low pressure sodium bulbs are not permitted.
- E. Outside lights should be screened wherever possible with walls, plant materials, or internal shielding.

Creekwood Ranch Homeowners Association  
Landscape Guidelines Amendment

On January 26, 2021, at a noticed and duly called meeting at which a quorum of the Board was present, a motion and vote was passed to amend the Design Guidelines as follows:

The current narrative under "Trees and Shrubs" is repealed and replaced with the following narrative:

**Trees and Shrubs**

For front yard landscaping on each Lot, shrubbery and a minimum of one 15-gallon tree must be installed to adequately compliment the size of the yard. The intent of landscaping with trees is that the tree at maturity, reach a regional area height that is above 15-feet. Dwarf or miniature trees are those that at maturity reach a height of approximately 10-feet. Dwarf and miniature trees may be used in accent landscaping schemes and to accentuate larger trees of similar species.

Shrubs must be installed on both sides of all driveway.