

Timeline: Plans must be submitted for review within 30 days of the closing date.

Architectural Committee review:

The Architectural Committee will review submittals during their regular meetings or other times they deem appropriate. The Architectural Committee will respond in writing no later than thirty (30) days after submittal of the complete landscape design and any ancillary information requested by the Architectural Committee.

Installation completion:

All landscaping improvements in the front yard (plus the side yard of all corner lots) must be completed within sixty (60) days following the close of escrow. If any Lot owner installs any landscaping without first complying with the Landscape Guidelines, the Architectural Committee shall have all rights and remedies at law or in equity and as provided in the CC&R's against the Lot owner to bring such landscaping into compliance with these Landscape Guidelines.

Front Yard Landscape Guidelines:

Themes: Either xeriscape or turf.

Trees: A minimum of one 15-gallon tree per 500 square feet of landscapable area. All trees must be chosen from the approved tree list (see Exhibit A).

Plants: A minimum of one 5-gallon plant per 100 square feet of landscapable area and one 1-gallon plant or groundcover per 100 square feet. All plants must be chosen from the approved plant list (see Exhibit B). *Plantings must be installed on both sides of driveway.*

Turf: The use of turf is encouraged. If turf (such as mid-iron) is selected, all areas designated as turf are to be sodded. Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls or boulders, and must be overseeded each winter. Installation of artificial turf must be submitted to the Architectural Committee for approval.

Granite: If decomposed granite or other landscape rock is used, it must be from the approved granite color list (see Exhibit C). Lava rock and/or cinder rock is prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. *Planting underliner is prohibited.* River rock shall be 3" to 6" in size and may be used in accent locations only.

Irrigation: All landscaping is to be irrigated by means of an irrigation system. A drip system is encouraged for conservation of water. All turf sprinklers must be "pop up" heads only. All irrigation for shrubs and turf areas must be installed at least two feet away from the foundation of the home.

Mounding: Mounding and other proposed grade changes will be closely scrutinized by the Architectural Committee to assure mounding appears natural. Mounds should be a maximum of 24" in height and have natural looking shapes. *Berms must not divert drainage in any way.*

Boulders: The use of accent boulders is encouraged. The boulders shall all be surface select in color and be a minimum of 250 pounds in weight. One-third of the height of a boulder must be buried in the ground.

Border material: The Association encourages the sharing of common granite colors between neighbors to limit the use of border material along property lines. Brick, concrete and flagstone borders are approved border materials for containing sod areas. Metal or plastic edging is prohibited in the community.

Hardscapes: The Architectural Committee must approve all additional pavements. A maximum of 15% of the total front landscapable area can be dedicated to hardscape (excluding side yard access hardscape). *Samples of correct size and color must be submitted for approval.*

Lighting: Landscape accent is encouraged. Lighting shall be shielded so that the light shines primarily on the Lot and should be shielded with plants or walls when possible. Colored lights are prohibited.

Water features: All front yard water features require approval of the Architectural Committee prior to installation. Details are to include water depth, materials, heights, widths and plumbing specifications.

Decorative Walls: Masonry planter and decorative walls may be no more than 30" in height. Any wall not made from stone shall be painted and stuccoed to match the house.

Artifacts: Wagons, wagon wheels, barrels, bridges, wishing wells, etc. will not be permitted.

Non-Uniformity

Different lots may have different landscape design criteria. The Architectural Committee shall not be required to approve any landscaping design simply because a similar or exact design has previously been approved. The Architectural Committee may, in extenuating circumstances, grant variances from the restrictions set forth in these Landscape Guidelines if the Architectural Committee determines that a restriction would create an unreasonable burden on a Lot owner when the modified restriction permitted under a variance would not have a substantial adverse effect on the other Lot owners or the community and is consistent with the high quality of life intended within the community.

LANDSCAPE GUIDELINES

EXHIBIT A

BOTANICAL NAMES

Canopy trees

Giejera Parviflora
Ulmus Parvifolia
Schinus Terebinthifolius
Olea Europaea "Swan Hill"
Prosopis Chilensis "Thornless Variety"
Quercus Virginiana
Jacaranda Aucatifolia
Fraxinus Velutina "Rio Grande"
Citrus (Back yard only)
Cercidium Floridum
Cercidium Microphyllum
Cercidium Praecox
Olneya Test

Vertical trees

Cocos Plumosa
Washintonia Robusta
Phoenix Dactylifera
Chilopsis Linearis

Flowering trees

Pyrus Calleryana
Prunus Cerasifera
Saphora Secundiflora

COMMON NAMES

Australian Willow
Evergreen Elm
Brazilian Pepper Tree
Swan Hill Olive "Multi-Trunk"
Thornless Chilean Mesquite
Southern Live Oak
Jacaranda
Fan-Tex Ash
Citrus (dwarf encouraged - back yard only)
Blue Palo Verde
Little Leaf Palo Verde
Palo Brea
Iron Wood

Queen Palm
Mexican Fan Palm
Date Palm
Desert Willow

Bradford Pear
Purple Leaf Plum
Texas Mountain Laurel

LANDSCAPE GUIDELINES
EXHIBIT B - PLANTS

BOTANICAL NAMES

Ground covers and accents

Lantana "Species"
Rosmarinum Officianalis "Prostratus"
Verbena Species
Asparagus Sprengeri
Lonicera Japonica "Halliana"
Trachelospermum Asiaticum
Hemerocallis Hybrid
Diets Bicolor
Strelitzia Reginae

Shrubs and Vines

Nerium Oleander "Species"
Leucophyllum Frutescens
Cassia "Species"
Carissa Grandiflora
Rhapiolepis "Species"
Photinia Fraseri
Ruellia Peninsularis
Bougainvillea
Pittosporum
Tecomaria Capensis
Plumbago Auriculata
Hibiscus
Thevetia Peruviana
Gelsemium Sempercirens
Trachelospermum Jasminoides
Ficus Pumila

Groundcovers and accents

Dalea Greggii
Ruellia Brittoniana "Katie"
Drosanthemum Speciosum
Baccharis Pilularis "Centennial"

COMMON NAMES

Lantana Varieties
Dwarf Rosemary
Verbena Varieties
Asparagus Fern
Halls Honeysuckle
Asian Jasmine
Daylily Varieties
Fortnight Lily
Tropical Bird of Paradise

Dwarf Oleander Varieties
Green Cloud Texas Sage
Cassia Varieties
Green Carpet Natal Plum
India Hawthorne Varieties
Fraser's Photinia
Baja Ruellia
Bougainvillea
Pittosporum
Cape Honeysuckle
Blue Cape Plumbago
Hibiscus Varieties
Yellow Oleander
Carolina Jasmine
Star Jasmine
Creeping Fig

Prostrate Indigo Bush
Dwarf Ruellia
Ice Plant
Dwarf Coyote Bush

LANDSCAPE GUIDELINES

EXHIBIT B - PLANTS *cont.*

BOTANICAL NAMES

Shrubs and Vines

Caisalpinia Pulcherrima
Caesalpinia Mexicana
Leucophyllum Laevigatum
Leucophyllum Frutescens
Leucophyllum Langmaniae
Leucophyllum Candidum
Convolvulus Cneorum
Convolvulus Mauritanicus
Salvia Greggii
Tecoma Stans
Tecoma Stans
Bougainvillea S.
Bougainvillea "Crimson Jewel"
Phoenix Roebelenii

Cactus/Agave/Yucca Accents

Saguaro Gigantea
Echinocactus Grusonii
Ferocactus Species
Agave Vilmoriniana
Agave Pacifica
Hesperaloe Parvifolia
Dasylirion Wheeleri

Prohibited Plant and Tree List

Olea Europaea
Pennisetum Setaceum
Cortaderia Selloana
Parkinsonia Aculeata
Mulberry Trees
Citrus (Not allowed in front)
Eucalyptus (all varieties)
Acacia Salicina
Dalbergia Sisoo
Acacia Stenophylla

COMMON NAMES

Red Bird of Paradise
Mexican Bird of Paradise
Chihuahuan Sage
Green Cloud Texas Sage
Rio Bravo Sage
Thunder Cloud Sage
Bush Morning Glory
Green Morning Glory
Autumn Sage
Arizona Yellow Bells
Orange Jubilee
Barbara Karst Bougainvillea
Bush Bougainvillea
Pygmy Date Palm

Saguaro
Golden Barrel Cactus
Barrel Cactus Varieties
Octopus Agave
Pacific Agave
Red Yucca
Green Leaf Desert Spoon

Prohibited Plant and Tree List

Olive Trees (Swann Hill allowed)
Fountain Grass
Pampas Grass
Mexican Palo Verde
Mulberry Trees
Citrus (Not allowed in front)
Eucalyptus (all varieties)
Willow Acacia
Sisoo
Shoestring Acacia

LANDSCAPE GUIDELINES
EXHIBIT C – DECORATIVE GRANITE

COLORS

Madison Gold
Desert Brown
Desert Gold Red Mountain Mine
Cora AKA
Pink Coral
Mirage
Yavapai Coral

SIZES ALLOWED (if available)

½" Minus
½" Screened
½" Sized
¾" Minus
¾" Screened
¾" Sized