

**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.

**Creekwood Ranch Homeowners Association  
Landscape Guidelines  
Page Two**

**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 12/14/21, 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.

**Creekwood Ranch Homeowners Association  
Landscape Guidelines  
Page Four**

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:

BOTANICAL NAME                      COMMON NAME

Trees

Acacia Smallii	Sweet Acacia
Ulmus Parvifolo 'Sempervirens'	Evergreen Elm
Quercus Virginiana	Southern Live Oak

Shrubs and Ground Covers

Acacia Redolens	Desert Carpet Acacia
Bougainvillea Spc. 'Barabara	Barbara Karst Bougainvillea
Karst' 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  
Turf

'Desert Gold' 3/8" minus  
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

**Creekwood Ranch Homeowners Association  
Landscape Guidelines  
Page Five**

**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*

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

*Phoenix roebelenii*  
*Pithecellobium brevefolium* Apes Earring  
*Pithecellobium flexicaule*  
*Pithecellobium mexicana*  
*Pittosporum phillyraeoides*  
*Prosopis alba*  
*Prosopis juliflora*  
*Prosopis pubescens*  
*Rhus ovata*  
*Schinus terebinthifolius*

Pigmy Date Palm  
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 rhadioides	
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 wislezenii	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

**Creekwood Ranch Homeowners Association  
Landscape Guidelines  
Page Seven**

**Compatible Shrubs  
Continued**

Leucaena retusa	Golden Lead Ball Tree
Lycium andersonii	Anderson Thornbush
Lycium brevipes	Thornbush
Lycium fremonti	Wolfberry, Tomatillo
Maytenus phyllanthoides	Gutta Pecha Mayten
Mimosa biucifera	Catclaw, Wait a Minute Bush
Mimosa dysocarpa	Velvet Pod Mimosa
Nolina bidgelovii	Bigelow Nolina
Nolina microcarpa	Bear Grass
Pennesethus setaceum	Purple Fountain Grass
Quercus turbinella	Scrub Oak
Rhamnus californica	Coffee Berry
Ruellia californica	Redberry
Ruellia californica	Ruellia
Salvia farinacea	Mealy Cup Sage
Salvia chamyorioides	Blue Sage
Senecio salignus	Willow-Leaf Groundsel
Simmondsia chinensis	Jojoba
Sophora arizonica	Arizona Sophor
Tecoma stans	Arizona Yellow Bells
Tetracoccus hallii	
Vauquelina californica	Arizona Rosewood
Viguiera tomentosa	Golden Eye
Yucca species	Spanish Dagger
Zauschneria latifolia	Hummingbird Flower
Zizyphus obtusifolia	Greythorn, White Crucillo

**Ground Covers**

Aloe species	Aloe
Ambrosia deltoidea	Bursage
Boileya multiradiata	Desert Marigold
Dalea greggii	Trailing Indigo Bush
Encelia farinosa	Brittle Bush
Eriogonum fasciculatum	Buckwheat
Haplo pappus larkifolia	Turpentine Bush
Justicia ouata	Firecracker Plant
Justicia spingera	Desert Honeysuckle
Melampodium leucanthum	Blackfoot Daisy
Myoporaceae	Myoporum
Oenothera berlandieri	Mexican Primrose
Salvia chamaebryoides	Mexican Blue Sage
Salvia greggii	Scarlet Sage
Sphaeralcea amibilia	Desert Mallow
Verbena pulchella 'gracilior'	Rock Verbena
Zalischneria californica	California Fushia

**Native Annuals**

Abronia villosa	Sand Verbena
Argemone plicantha	Prickly Poppy
Baeria chrysostoma	Goldfield
Bahis absinthifolia	Bahia
Baileya multiradiata	Desert Marigold
Dyssodia pentachaeta	Dyssolia
Erodium texanum	Fillaree
Eschscholzia mexicana	Mexican Gold Poppy
Rallistroemia grandiflora	Gold Crucifier

**Creekwood Ranch Homeowners Association  
Landscape Guidelines  
Page Eight**

**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. (Amended on 7/26/2022. Please refer to page 11 for amendment)

**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 December 14, 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**

Plants must be installed to adequately compliment the size of the yard on each Lot. Front yard landscaping shall include plants composed of shrubbery and a minimum of one 15 gallon tree. The intent for an installed tree is that it reaches a southwestern geographic area height above 15 feet at maturity.

Dwarf and/or miniature trees are those that at maturity reach a southwestern geographic area height of approximately 10 feet. Dwarf and/or miniature trees may be used in accent landscaping schemes and are not considered trees. No tree shall be placed closer than 10 feet from the adjacent property line or City sidewalk.

Shrubs must be installed on both sides of the driveway with th appropriate density of plants in a uniform theme.

---

On October 25, 2023, at a duly called meeting and quorum of the Board, a motion and vote was passed to amend the Design Guidelines by removing the following plants from the Association Plant List as follows:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
Phoenix Dactylifera	Date Palm
Phoenix Palmae	Date Palm

### **“ARTIFICIAL TURF GUIDELINES” AMENDMENT TO GUIDELINES**

Responsibility for keeping these requirements remains with the homeowner and shall transfer to any future and subsequent homeowner. The selection and installation of synthetic turf must comply with the guidelines described below and attached to an Architectural Review form application.

1. The proposed and installed Synthetic Turf must be of a deep dark “lawn green” color and will be required to maintain the approved original color and appearance throughout its Warranty period and installed lifetime.
2. Synthetic turf that has faded from its original color shall be removed and/or replaced.
3. Patches will not be allowed unless they are seamless and the exact “lawn green” color as the originally installed product.
4. Once the turf landscaping plan is approved, no additional synthetic turf will be allowed on the property without the additional approval from the Architectural Committee.
5. The turf area must be maintained like any other landscaped area and is to remain free of weeds and debris. Turf must also be maintained in a flat surface to keep it from gathering or rolling and to simulate a green lawn.
6. Replacement of the synthetic turf must be pre-approved by the Architectural Committee to ensure the like color and quality of the replacement product.
7. Turf patches will not be allowed unless they are unnoticeable, seamless, and are of the exact same “lawn green” color as the originally installed product. Note, artificial turf exposed to UV and hot summer temperatures will cause it to fade and where future year turf patches may not match the original color of the turf.
8. The synthetic turf shall be installed by a licensed contractor. The following criteria shall be incorporated into the work.
  - a. The synthetic turf must be firmly secured down.
  - b. The synthetic turf shall have no visible or exposed edges and must be uniformly tacked down to avoid lifting by high winds and human activity.
  - c. The entire outside perimeter of the synthetic turf shall be bordered by a concrete sill, concrete sidewalk, or masonry brick edging.
  - d. Weed fabric shall be installed under the synthetic turf.
  - e. Turf shall be installed to a flat surface.
9. An Architectural Review submittal must minimally include the following information and product sample/s:
  - a. Turf manufacture name and product information.
  - b. Specifications shall show a minimum 15-year warranty period for turf.
  - c. Turf shall have a minimum weight of 60-oz/sq.ft. and have a minimum turf height of 1.5-inches and maximum height of 2-inches.
  - d. The approved texture and height of the turf must remain consistent and unchanged for the entire period of its original installation.
  - e. A minimum turf sample size of 12” x 12”.
10. Homeowner will be allowed a reasonable time frame, not to exceed sixty (60) days, to resolve warranty disputes with the manufacturer and restore synthetic turf back to the originally installed condition

If it is determined that the turf no longer meets these guidelines or the appearance or approved color of the turf has faded, the homeowner will be notified of the deficiency and will have an opportunity to correct the issue and restore it to its original approved condition. Any modifications or changes to the turf landscaping, from the original approval, requires Architectural Committee review and approval.