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**LANDSCAPE AND DESIGN GUIDELINES FOR
OWNERS AND RENTERS AT
SAN TAN RANCH**

REVISED November 3rd, 2018

PRIOR TO THE COMMENCEMENT OF CONSTRUCTION OR INSTALLATION OF HOME IMPROVEMENTS, PLANS MUST BE SUBMITTED TO THE SAN TAN RANCH ARCHITECTURAL COMMITTEE FOR APPROVAL. A WRITTEN APPROVAL TO PROCEED IS REQUIRED.

THESE LANDSCAPE AND DESIGN GUIDELINES DO NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS EXCEPT AS NOTED HEREIN.

AWNINGS

Awnings permanently set or retractable over all windows shall be canvas or similar material, of solid color on both sides which matches the color of the body of the exterior of the home or roof color and shall be installed only on the side and/or rear of the home

BASKETBALL GOALS

Permanent basketball goals shall be installed on the “interior” side of the driveway if located in the home’s front yard. If located in the rear yard, it is not to be visible from the front of the property. All front and rear yard goals must comply with all rules below.

Backboards must be of a predominantly neutral color (gray, black or white) or match the color of the body of the exterior of the home. Clear Plexiglas backboards are acceptable without painting.

BASKETBALL GOALS (CONT.)

All equipment must be maintained. This includes broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/or peeling paint.

Only nylon or similar cord nets are acceptable. Metal or chain nets are expressly prohibited. Courts may not be painted or permanently outlined on the front driveway or other front concrete surfaces. Lighting for night use of the equipment is prohibited.

Portable basketball goals in front must be on the driveway and a minimum of 5 feet back from the sidewalk. They must be folded down and placed out of sight at night

COMMERCIAL VEHICLES

Commercial vehicles are prohibited by the CC&R's. The Board has defined what constitutes a "commercial vehicle" as "any vehicle with signage and/or visible tools of the trade and larger than a pickup or van".

COMMON WALLS

No common wall shall be removed by a homeowner, pool contractor, landscaper, or builder without prior written approval by the Board of Directors. Violation of this rule will result in a homeowner fine of \$250.

DECORATIVE ITEMS

Decorative items are allowed in rear yards but must be screened from view of neighbors and common areas. Front yard decorative items must be submitted for approval by the Architectural Committee. The Board of Directors reserves the right to require removal of decorative items in front yards based on size, quantity, color, location and any criteria that the Board of Directors may determine.

DRIVEWAY EXTENSIONS

Driveway extensions will be reviewed on an individual basis by the Architectural Committee. Generally, extensions that fail to leave one foot from the lot line will not be approved. It is understood that some builders violated this rule as the homes were built without Board approval but we wish to protect the architectural features of our community for the future.

FENCES AND WALLS

Plans to increase the height of a common wall (or party wall) must be submitted for Architectural Committee approval. The request must include a written approval from any adjacent neighbors(s).

GAZEBO/PERGOLA STRUCTURE

Gazebo and pergola structures must not exceed a maximum height of eight (8) feet with a ten (10) foot setback. It is strongly recommended that the structure and colors match the house. The Architectural Committee may, upon individual request, change the height from 8' to 10'. Structures are to be constructed of permanent materials. Paint color shall be of the approved palette for San Tan Ranch and identified with

submittal. No changes may be made after Architectural Committee approval. Any attachment to the house or free standing units over 124 sq. ft. will require Gilbert permitting

GRADING AND MOUNDING

Grading is a critical aspect of landscaping. Each lot was graded when built such that all storm water will drain away from the principle house and adjacent homes. It is important that this drainage pattern be maintained with the landscape design, especially if mounding or berms are proposed. Every effort should be made to make mounding appear natural.

GUTTERS AND DOWNSPOUTS

Gutters and downspouts will be approved if the finish color blends with the house color. Preference is given to metal versus plastic. Installed gutters must be maintained as to appearance and functionality.

HARDSCAPE ITEMS

Hardscape items include concrete, brick, tile, wood, etc. and used in planters, walkways, retaining walls, decorative walls and fountains. Architectural Committee approval is required for front yard items and those visible by neighbors in the back yard.

HOLIDAY LIGHTS

Holiday lights and decorations shall not be installed more than thirty (30) days prior to a holiday nor for more than thirty (30) days after the actual holiday

LANDSCAPE GUIDELINES

Front yard landscaping must have a minimum of one (1) fifteen-gallon tree, six (6) five gallon shrubs, grass or gravel/rock ground cover, and underground irrigation to plant material. The above requirements must be properly maintained.

Within ninety (90) days of new ownership, the new owner of a home shall confirm installation of required tree, plant, and irrigation requirements as outlined above and confirm compliance with all CC & R provisions. Back yards which are visible from common areas shall also be properly maintained (no weeds, trash, prohibited items).

Changes to the plans for landscaping must be submitted to the Architectural Committee for approval as stated herein.

MOTORIZED VEHICLES

Non-street legal vehicles, including but not limited to ATVs, (three-wheel or quads), go-carts, motorized or electric bikes or scooters, go-peds, mini-bikes, etc. are not permitted on streets, sidewalks, or common areas within San Tan Ranch.

PAINT COLORS

The preferred colors are earth tones. The Body, Trim and Accent colors are defined by 23 Schemes included in a book available for review from the HOA, The Architectural Committee, Vision Community Management LLC, or can be viewed on the Dunn Edwards web site (steps are shown below). Other color schemes may be used subject to review and approval by the Architectural Committee.

To view the Color Schemes on the Dunn Edwards web site

1. Go to <https://www.dunnedwards.com/colors>
2. Click on the Color Archives, Color-Ark© Pro link displayed in the topics list shown on the left side of the screen
3. On the Color-Ark Pro web page, click on the Search by Keyword tab, and enter San Tan Ranch in the HOA name field, then choose Search
4. From the Search Results displayed, choose the View Details button next to the San Tan Ranch, Gilbert, AZ 85297 result

PLANT MATERIAL (PROHIBITED)

The following vegetation types and varieties are prohibited:

- (A) Olive trees other than the “Swan Hill” variety.
- (B) Oleanders other than the dwarf variety and Thevetia.
- (C) Fountain Grass or Pampas Grass.
- (D) Mexican Palo Verde
- (E) All varieties of Mulberry Trees
- (F) All varieties of Citrus are permissible within the **rear yard only**

PLAYGROUND STRUCTURES OR SWING SETS

Canvas covers shall be of a “neutral” color, off white, beige or brown. Minimum setbacks from side and rear walls shall be 10 feet and a max height of 8 feet. The Architectural Committee may change the height from 8’ to 10’ upon request. Homeowner must submit written input of all adjacent neighbors for review by the Architectural Committee. Neighbor input shall include a statement acknowledging the proposed equipment, the height, material and color. Neighbor’s name and address required.

POOLS AND SPAS

Pools and spas do not require Architectural Committee approval. Association perimeter and common walls may not be torn down without prior Board of Directors approval (See COMMOM WALLS on prior page.) Access through front walls is permitted with repairs completed in a timely fashion and matching the texture and color of the remaining wall. All pool equipment must be screened from neighboring property view. Lots with view fencing must submit plans for approval by the Architectural Committee.

POOL DRAINING

Pool water drained into streets or common areas is subject to \$100 fine. Water must be contained on the home lot or drained into home cleanouts.

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 or other bright colors. Artificially colored rock(s) or granite is prohibited. All rock areas shall be treated with a pre-emergent weed control at regular intervals to retard weed growth. River rock shall be one (1) to six (6) inches in diameter. Not more than ten percent (10%) of the front yard landscape may be river rock.

SCREEN/SECURITY DOORS

Compliance with the following guidelines eliminates the requirement for Architectural Committee approval: (a) Security door painted to match the exterior color of the body of the home; (b) door is of a neutral earth tone color to blend with the home exterior color. Silver colored aluminum screen doors are prohibited.

STORAGE SHEDS

Shed structures must not be higher than 18 inches above the fence line. Installation against the house wall is preferred versus against a side fence. A shed structure higher than the fence line should be 10 feet back from the front fence. If against a side fence and higher than the fence, an approval letter from the affected neighbor is required with the request for approval by the Architectural Committee. It is strongly suggested that the shed color match the base color of the house. A single shed structure which is not visible above the fence does not require approval by the Architectural Committee.

TURF

The HOA encourages water conservation. Turf is not prohibited; however, it is recommended you consider desert

landscaping. If you choose to install turf, you have the option to over seed with winter rye grass, but are not required to do so. The Bermuda grass in the summer must be fertilized and well maintained

WINDOW TREATMENTS

Permanent draperies, shutters, or suitable window treatments shall be installed on all front facing windows within thirty (30) days of new owner occupancy. In no event shall the interior or exterior of any windows be covered with reflective materials, such as foil, or with paper, bed sheets, or other temporary coverings.

FINAL NOTES

These “LANDSCAPE AND DESIGN GUIDELINES FOR OWNERS AND RENTERS AT SAN TAN RANCH” are the basis and criteria for continuing compliance inspection by the property management company selected by the Board of Directors.

Most of the items covered in this document are from the Covenants, Conditions and Restrictions for San Tan Ranch (CC&Rs). The Board of Directors is charged by Article 14 of the Master Declaration with interpretation of the provisions of the CC&Rs. Changes to the CC&Rs requires a vote by 90% of the homeowners in San Tan Ranch.

The Board accepts this responsibility with the sincere interest of all residents of our community in mind. We

meet on a monthly basis on the 2nd Thursday of each month as shown on the signs at the four entrances to our community. The first 30 minutes are reserved for homeowner comments. We encourage homeowners to attend these meetings and offer their concerns and or positive comments regarding the performance of the Board in carrying out our responsibilities.