
REVISED - COPPER CREEK DESIGN GUIDELINES

ANTENNAS

Antennas one meter or less in diameter or diagonal measurement which are designed for over-the-air reception of signals from direct satellites (DHS), multi-channel multi-point distribution (wireless cable) providers (MMSAS) or television broadcast stations (TVBS), together with their associated mounting hardware and mast, if applicable (as "Antenna System") and which are placed, installed or kept outside a Dwelling Unit must comply with the following restrictions, unless the particular restriction would impair the user's ability to receive signals from a provider of DBS, MMDS, or TVBS (a "Provider"):

- An Antenna System must be placed on the Lot in such a manner so as not to be visible from any other Lot, Common Area or street.
- If an Antenna System cannot be placed on the Lot in such manner as to not be visible from any other Lot, Common Area or any street without impairing the user's ability to receive signals from Provider, an Antenna System must be screened by landscaping or by some other means so that it is not visible from any other Lot, Common Area, or any street.
- If no other location is available without impairing the user's ability to receive signals from a Provider and an Antenna System must be mounted on a residence or other structure and is visible from and other Lot, Common Area or any street, the Antenna System must be painted a color which will blend into the background against which the Antenna System is mounted.

AWNINGS

Awnings are prohibited (except temporary awnings utilized at the model complex during the sales/marketing window.)

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APPROVALS

Pursuant to the Declaration of Covenants, Conditions & Restrictions, Builders desiring to construct improvements within Copper Creek must be approved by the Architectural Control Committee or their designee (the "Committee") prior to submittal to the City or the commencement of construction and must include, as applicable, the following:

- Floor plans for each proposed improvement.
- Elevations of home or proposed addition or alteration.
- Exterior paint color samples.
- Sample roof tiles with list of manufacturer, style, model number and/or color.
- Landscape plans and plant lists.

ARCHITECTURAL STYLE

All homes will be constructed in a southwestern style.

BASKETBALL GOALS

Basketball goals are permitted in front yards adjacent to driveways only upon prior written approval from the Committee and if they are pole mounted and permanently installed. Pole and/or mounting fixtures are required to match the exterior house colors. Basketball goals may not be attached directly to any residence.

BUILDING HEIGHTS

Building heights are limited to two-story structures with a maximum height of thirty (30) feet above the finished floor.

COLORS/TONES

Exterior colors of all buildings and structures will be southwestern, desert hues and must be approved by the Committee. Southwestern accent trim colors are permitted. Bright colors will not be permitted. Any change of exterior color, body or trim, must have prior approval of the Committee.

CONSTRUCTION PERIOD

Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, at the discretion of the Committee), such construction shall be completed within six (6) months from the date of the Committee's approval of the application.

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DISCLAIMER FOR LIABILITY

It is strongly recommended that the owner retain professional services for landscape planning and design.

The Committee shall have no liability in connection with or related to approved or disapproved plans, specifications, or improvements. The approval of plans does not mean that judgment is passed on the structural soundness of the improvement nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

DRIVEWAYS

Widening of driveways requires prior approval of the Committee. The Committee submission must include a dimensioned plan of the existing lot and the direction in which expansion is proposed. The exact measurements of the proposed paved surfaces must be stated on the plan.

EXTERIOR HOUSE MATERIALS

Finished building materials must be applied to all exterior sides of buildings and structures (final paint or stucco finish). Acceptable materials include stucco masonry and brick (approved by the Committee).

FENCING AND WALLS

Rear yard fencing is required on all lots and shall be approximately 6' in height as measured from adjacent ground level, unless otherwise approved by the Committee. Fencing located between dwelling units and facing the street (commonly known as fence returns), shall be stuccoed and painted, stained or integral colored so as to be consistent throughout the subdivision. All fencing between dwelling units, not facing or adjacent to public right-of-way or open space can be unfinished block.

Fencing not permitted:

- Chain Link
- Wood Slat
- Wood Picket
- Free Standing on Property Line

Wood slats are permitted as part of a metal frame gate within a masonry block fence.

Garden walls are permitted to a maximum height of 48" and must match the architectural finish, texture, and style of the house.

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FINE GRADING AND MOUNDING

Fine grading is a critical aspect of landscaping. Each lot shall be graded such that all storm water will drain away from the house. It is extremely important that this drainage pattern be maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining the individual lot drainage pattern and creating natural appearing mounding, it is recommended that a Registered Landscape Architect or design professional be consulted. Mounding and other proposed grade changes will be closely scrutinized.

FLAGPOLES

Homeowners are strongly urged to use brackets mounted on the house or garage to display flags. The only flags, which may be displayed without prior approval, are the American flag, State flags and military flags.

When installing flagpoles, the poles cannot exceed 20' in height and have a removable sleeve, must be painted to match the exterior house paint color and be located within 10' of any part of the house structure. The flag must be displayed in compliance with the Federal Flag Code (copies may be obtained from the property manager). Flag sizes may not exceed 3' x 5' in diameter. If the flag is not being flown for a period exceeding one week, pole must be removed from sleeve and stored as to not be visible by any neighboring property until continued use is re-established. A map of the lot indicating the location of the pole must be submitted to the ACC prior to installation regardless of intended flag to be displayed.

GARAGES

All home construction must have an enclosed garage integrated with the house. Garage doors shall be sectional and windows are encouraged. Garage doors should remain closed when the garage facility is not in use. Open carports or garage conversions are not permitted except in the case of model homes whereby conversions are permitted until the end of the selling period when they must be restored to a full garage.

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GATES

Gates must have a metal frame and may have wood slats. Gates opening onto common areas are prohibited. Double gates may be installed to allow wider accessways to back yards. Double gates must also have metal frames and may have wood slats. All gates must be natural wood colored or painted to match the color of the adjacent block wall.

Gates shall not be permitted in any perimeter theme wall without prior approval of the Committee.

HEADER MATERIAL

Headers shall be used to contain and separate rock ground cover from grass and common areas. Brick, steel, concrete and 1/4" pressure treated redwood is permitted. Headers may not exceed 12" in width and shall be flush where they abut other paved areas. Railroad ties, plastic, aluminum, or redwood header smaller than 1/8" x 4" is prohibited.

IRRIGATION SYSTEMS

All landscaped areas must be equipped with an underground irrigation system. A low pressure drip irrigation system is encouraged for all shrubs and ground cover areas. Daytime watering of shrubs and turf areas should be avoided.

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LANDSCAPE REQUIREMENTS

In order to develop landscaping consistency throughout the neighborhood, a minimum of one (1) 24" box tree and (1) 15 gallon minimum tree, and five (5) 5 gallon plants are required in the front yard of each unit (including streetscape stipulated plant material). These will be selected from the plant list as described in Exhibit A. Where applicable, one of the minimum tree plant materials shall be planted in the parkway centered between the driveway and the property line with a minimum distance of 10 feet from the driveway. Where 24" box tree is stipulated in the parkway exhibit, the (1) 15 gallon minimum tree may be utilized in the frontyard and likewise when the 15-gallon minimum tree is stipulated, the 24" boxed tree must be utilized in the frontyard landscaping. The parkway trees shall be irrigated and maintained by the homeowner. Plants listed as "for rear yards only" should not be used in front yards. Covered open porches, courtyards, low walls, fountains or other features, may be used to supplement and create imaginative landscape designs subject to approval of the Committee. If decomposed granite is used within the frontyard, color and size may be selected pursuant to the Rock Ground Cover section below.

To the extent landscaping conforms to the requirements set forth herein, no approvals shall be necessary. Non-conforming landscaping is subject to removal or conformance if not otherwise approved by the Committee.

Each individual home site will be required to complete front yard landscaping within 60 days from the date of certificate of occupancy. It is recommended that backyard landscaping be installed at this time too, since construction access to the backyard is often through the front yard.

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LIGHTING

The use of outside lighting is allowed with the following restrictions:

- Exterior lighting must be soft and indirect with no light sources directly visible to neighboring properties or creating any nuisance.
- No colored light bulbs, lenses, or reflections are permitted.
- No outdoor flood lights where light spills over onto a neighbor's property except in the case of model home(s).
- Low pressure sodium bulbs are discouraged.
- All outside lights shall be screened wherever possible with walls, flat materials or internal shielding.
- Malibu type lights are permitted.
- Low voltage lighting is acceptable.

ORNAMENTS

No figurines, shrines or fountains are permitted in front yards unless screened from view of the street.

PARKING

Parking of vehicles of any sort, under (6) feet in height, in a back yard shall require screening from view of neighboring property at all times. Vehicles parked in a back yard that exceed the (6) foot height of the original wall is strictly prohibited.

PATIO COVERS

Patio covers must be painted to match the existing trim of the home and all must have a permit issued by the City/Town.

POOLS AND SPAS

Plans for pools and spas need not be submitted for Committee approval.

Pool slides need to be approved and will be considered based upon appearance, height, and proximity to other properties.

Perimeter walls on lots bordering common landscaped areas may not be torn down. Access must be gained by tearing down a front wall of the lot, leaving the perimeter wall intact, thereby assuring the texture and color consistency throughout the community.

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ROCK GROUND COVER

Rock ground cover may be decomposed granite or other natural rock material approved by the Committee. All bare earth must be covered.

Decomposed Granite

Decomposed granite in the front yard or areas visible from the street must be earth toned in color. Acceptable colors include:

- Amber
- Coral
- Gold
- Red

Artificially colored rocks (blue, green, white or other non-earth tones) are not permitted. Only ¾" or ½" minus or screened sizes are acceptable. All decomposed granite shall be spread a minimum of 2" deep, and shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

Boulders

Only granite boulders of a color similar to the indigenous rock of Arizona are allowed. They must be buried with 1/3 the diameter below grade.

River Run Rock

River run rock shall be 3" to 8" in diameter. Not more than 10% of the front yard landscape area may be river run rock.

ROOF MOUNTED MECHANICAL EQUIPMENT

In general, roof mounted mechanical equipment is prohibited. Solar panels may be permitted, however, if located on the roof pitch opposite the street side elevation and screened so that it is not visible to the adjacent property. Screening must be compatible with the building design and all roof mounted mechanical equipment must be approved by the Committee.

ROOFING

Roof covering materials shall be concrete tile. No composite shingle roofing or shake will be allowed.

Overhead screens, shade covers, patio roofs and other similar structures shall be integrated into the design of the home and constructed of materials and color to match or complement the structure or shall be screened with a parapet wall. All such roofs must be submitted to the Committee for approval prior to installation.

SECURITY DOORS AND SCREEN DOORS

Security doors, security gates and screen doors must be submitted to the Committee for approval prior to installation.

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SETBACKS AND STREETSCAPES

No two (2) front elevations that are identical alike are permitted to be built adjacent to one another. This will ensure visual relief and varying aesthetic streetscapes throughout the project.

SWING SETS, PLAY STRUCTURES

The location of swing sets, play structure and the like are subject to approval of the Committee if they can be seen by a neighbor standing in his yard looking over the adjacent fence separating lots. The Committee will consider a request for locating swing sets, play structures and the like if the properly filled out form (Exhibit C) is attached to the request together with a detailed drawing or photograph. A swing set, play structure request needs to include a dimensional backyard layout and approval of the structure by the two closest neighbors to the play structure and/or swing set at the time of installation.

TURF (GRASS AREAS)

Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls, or topographical features such as mounding or boulders.

VARIANCES

In the event a variance is requested, the following items must be submitted to the Committee.

- A typed letter referencing the address of the home involved, the name of the subdivision, a request that a variance be granted, a description of the variance(s) requested, and the reason for needing the variance(s).
- Any plans, photographs or other visual aids which will help to explain the variance(s) request should be included.
- If a landscape variance is requested, a landscape plan should be prepared and submitted which shows the footprint of the house and indicates plant varieties and locations.

The Committee will endeavor to respond in writing to a request for variance(s) within thirty (30) calendar days of receipt.

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WATER FEATURES

Water features are permitted within rear yard areas. Water features will be permitted in the front yard only if the feature is located near the entry to the house and if it is screened from view of the street by a 36" to 48" high decorative wall.

WINDOW COVERINGS

Permanent draperies or suitable window treatments shall be installed on all front facing windows within sixty (60) days of occupancy. All first floor windows visible from the street must have customary window treatments. Newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not be installed or placed upon the outside or inside of any windows. Bright colors are not permitted.

No aluminum material or other reflective material(s) may be installed in windows. Bronze or charcoal sun screen material may be installed. The frame or window/sun screens must match the screen material or the existing window frames.

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EXHIBIT A

APPROVED PLANT LIST

The following is the approved plant for the selection of plants for home and landscape tract landscaping. Plants not on the list may still be used with the approval of the Committee. Homeowners are encouraged to develop a landscaping plan for their properties and then select plants that will look good on the property and in the context of neighboring properties. Property owners should be mindful of the water and irrigation requirements for specific plants and groups of plants, the maintenance requirements, and the size and shape the selected plants will attain in the coming years.

Homeowners can develop a landscaping plan with a desert theme, or a more lush landscape theme, or a combination of both. Landscaping suited to the southwest desert environment is highly recommended. Homeowners may use decomposed granite, or grass turf, or a combination of both, in front yard areas.

SOUTHWEST DESERT LANDSCAPE PLANT LIST

	<u>Common Name</u>	<u>Botanical Name</u>
Trees	Abyssinian Acacia	Acacia abyssinica
	Argentine Mesquite	Prosopis alba
	Blue Palo Verde	Ceridium floridum
	Chilean Mesquite	Prosopis chilensis
	Creosote Bush	Larrea divaricata
	Desert Fern	Lysiloma microphyllum
	Desert Ironwood	Olneya tesota
	Desert Spoon	Dasyilirion wheeleri
	Desert Sweet Acacia	Acacia smalli
	Desert Willow	Chilopsis linearis
	Foothill Palo Verde	Cercidium microphyllum
	Golden Ball Lead Tree	Lucaena retusa
	Honey Mesquite	Prosopis glandulosa
	Mescal Bean	Sophora secundiflora
	Mexican Ebony	Pithecellobium mexicana
	Palo Blanco	Lysiloma candida
	Palo Brea (Sonoran Palo Verde)	Cercidium praecox
	Palo Blanco Acacia	Acacia willardiana
	Screwbean Mesquite	Prosopis pubescens
	Shoestring Acacia	Acacia stenophylla
	Sweet Acacia	Acacia farnisiana
	Texas Ebony	Pithecellobium flexicaule
	Velvet Mesquite	Prosopis velutina

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	Western Honey Mesquite White Bark Acacia	Prosopis glanulosa Lysoma candida
Agave	Cowshorn Marginata Mescal Ceniza Murphy's Octopus Parry's Royal Smooth-edged	Agave bovicornuta Agave americana Agave colorata Agave murpheyi Agave vilmoriniana Agave parryi Agave victorae-reginae Agave weberi
Aloe	African Aloe Coral Aloe Medicinal Aloe Tree Aloe Tree Aloe	Aloe saponaria Aloe striata Aloe barbadensis Aloe ferox Aloe mariothii
Cacti	Beavertail Prickly Pear Blind Prickly Pear Buckhorn Cholla Compass Barrel Cactus Englemann's Prickly Pear Fishhook Barrel Golden Barrel Cactus Hedgehog Cactus Hildmann's Cereus Mexican Organ Pipe Purple Prickly Pear Robust Prickly Pear Saguaro Santa Rita Prickly Pear Teddy Bear Cholla Trichocereus	Opuntia basilaris Opuntia rufida Opuntia acanthocarpa Fercactus acanthodes Opuntia phaecantha Ferocactus wislizenii Echinocactus grusonii Echinocereus engelmannii Cereus hildmannianus Pachycereus marginatus Opuntia macrocentra Opuntia robusta Carnegia gigantea Opuntia sanat-rita Opuntia bigelovii Trichocereus candicans
Ocotillo	Ocotillo Ocotillo Macho, Chunari	Fouquieria splendens Fouquieria macdougalii
Yucca	Banana Beaked, Beard Blue Joshua Tree Soaptree	Yucca baccata Yucca rostrata Yucca rigida Yucca brevifolia Yucca elata

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	Spanish Dagger/Palm Lily	Yucca gloriosa
	Curveleaf/Pendulous Yucca	Yucca recurvifolia
	Spanish Bayonet/Dagger Plant	Yucca aloifolia
Shrubs and Ground Covers	Senna	Cassia purpussii
	Arizona Rosewood	Vauquelina californica
	Arizona Sophor	Sophora arizonica
	Bambo Grass	Muhlenbergia dumosa
	Beard Tongue/Parry's, Canyon, Firecracker, Rock, Scarlet	Penstemon species
	Bird of Paradise	Caesalpinia platyloba
	Black Dalea (Sierra Nigra)	Dalea frutescens
	Blue Sage	Salvia chamyoriodes
	Bull Grass	Muhlenbergia emersleyi
	Candle Bush	Cassia circinnata
	Catclaw Acacia	Acacia greggii
	Chihuahuan Sage	Leucophyllum laevigatum
	Coahuilan	Hesperaloe funifera
	Copper Bird of Paradise	Caesalpinia pumila
	Coral Yucca	Hesperaloe narviflora
	Cresote Bush	Larrea tridentata
	Crucifixion Thorn	Canotia holacantha
	Deer Grass	Deer Grass
	Desert Bird of Paradise	Caesalpinia gilliesii
	Desert Cassia	Cassia nemophila
	Desert Holly	Atriplex hymenelytra
	Desert Lavender	Hyptis emoryi
	Desert Milkweed	Asclepias subulata
	Desert Ruellia	Ruellia penninsularis
	Desert Salt Bush	Atriplex polycarpa
	Desert Spoon	Dasyliron wheeleri
	Fairy Duster (Baja Red)	Calliandra californica
	Fairy Duster	Calliandra penninsularis
	Feather Dalea	Dalea pulchra
	Feathery Cassia	Cassia artemesiodes
	Fern Acacia	Acacia angustissima
	Firecracker Bush	Justica candicans
	Four Wing Salt Bush	Atriplex canescens
	Golden Wonder Cassia	Cassia goldmannii
	Green Cloud/White Cloud	Leucophyllum frutescens
	Hop Bush	Dodonea viscosa
	Hummingbird Flower	Zauschneria latifolia
	Indigo Bush	Dalea bicolor

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Indigo Bush	Dalea wislizeni
Jojoba	Simmondsia chinensis
Leather Leaf Acacia	Acacia craspedocarpa
Little Leaf Cordia	Cardia parviflora
Mealy Cup Sage	Salvia farinacea
Mescal Bean, TX Mtn. Laurel	Sophora secundifolio
Mexican Bird of Paradise	Caesalpinia mexicana
Mexican Honeysuckle	Justicia spicigera
New Zealand Cassia	Cassia candoleana
Old Man Salt Bush	Atriplex nummularia
Quail Bush	Atriplex lentiformis
Red Bird of Paradise	Caesalpinia pulcherrima
Rio Bravo	Leucophyllum langmaniae
Ruellia	Ruellia californica
Salt Bush	Atriplex mulleri
Scrub Oak	Quercus turbinella
Shrubby Cassia	Cassia wislezenii
Silver Cassia	Cassia philodinea
Silver Cloud	Leucophyllum candidum
Sturts Cassia	Cassia sturtii
Sturts Desert Peas	Clanthus formosus
Texas Cassia	Cassia biflora
Velvet Pod Mimosa	Mimosa dysocarpa
Blackfoot Daisy	Melampodium leucanthum
Bursage	Ambrosia deltoidea
California Fuchsia	Zauschneria californica
Desert Mallow	Sphaeralcea amibila
Gold Mount, Purple, Confetti	Lantana species
Mexican Blue Sage	Salvia chamaebryoides
Mexican Primrose	Oenothera berlandieri
Myoporum	Myoporum pavifolium
Rock Verbena	Verbena pulchella "gracilior"
Scarlet Sage (Autumn)	Salvia greggii
Trailing Indigo Bush	Dalea greggi
Prairie Zinnia	Zinnia grandiflora
Desert Marigold	Baileya multiradiata
Golden Fleece Dahlberg Daisy	Dyssodia pentachaeta
Gold Crucifier	Rallistroemia grandiflora
Goldfield	Baeria chrysostoma
Mexican Gold Poppy	Eschscholzia mexicana
Prickly Poppy	Argemone plicantha
Pink Verbena	Verbena Peruviana
Yellow Bell	Tacoma Stans

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LUSH LANDSCAPE PLANT LIST

	<u>Common Name</u>	<u>Botanical Name</u>
Palm Trees	Date Palm (rear yard only)	Phoenix dactylifera
	Mexican Blue Palm	Brahea armata
	Mexican Fan Palm	Washingtonia robusta
	Queen Palm	Arecastrum romanzoffianum
	Sago Palm	Cycas revoluta
	Windmill Palm	Chamaerops fortunei
Other trees	Evergreen Elm, Chinese Elm	Ulmus parvifolia
	Benjaminia Ficus	Ficus benjamina
	Cork Oak	Quercus suber
	Indian Laurel Fig	Ficus microcarpa nitida
	Mondel Pine (rear yard only)	Pinus brutia eldarica
	Ash Trees	Fraxinus species
	Brazilian Pepper Tree	Schinus terebinthifolius
	California Pepper Tree	Schinus molle
	Chaste Tree	Vitex agnus-sactus
	Citrus (rear yard only)	Citrus
	Evergreen Pear	Pyrus kawakamii
	Jacaranda	Jacaranda mimosifolia
	Holly Oak	Quercus ilex
Southern Live Oak	Quercus virginiana	
Shrubs and Ground Covers	Arcadia Juniper	Juniperus "arcadia"
	Australian Salt-Bush	Xylosma species
	Cape Honeysuckle	Tecomaria capensis
	Creeping Juniper	Juniperus horizontalis
	Dwarf Oleander	Nerium oleander
	Hibiscus	Hibiscus species
	Hummingbird Trumpet	Zauschneria latifolia
	Indian Hawthorn	Rhaphiolepis indica
	Lavender Cotton	Santolina chamaecyparissus
	Mint Julep Juniper	Juniperus chinensis
	Mock Orange	Pittosporum tobira
	Oleanders (other than dwarfs)	Nerium Oleander
	Pendulus Yucca	Yucca recurvifolia
	Sprenger Asparagus	Asparagus Sprengeri
	Spanish Bayonet	Yucca aloifolia
Spanish Dagger	Yucca gloriosa	

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Star Jasmine
Prostrate myoporum
Xylosma

Trachelopermum jasminoides
Myoporaceae parvifolium
Xylosma species

**COPPER CREEK
DESIGN GUIDELINES**

PROHIBITED FOR FRONT & REAR YARDS

Common Name

Botanical Name

Cypress
False cypress
Olive (fruiting)
Mexican Palo Verde
Thevetia - Yellow Oleander

Cupressus
Chamaecyparissus
Olea europaea
Parkinsonia aculeata
Thevetia peruviana

Fountain Grass

Pennisetum setaceum