

**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 | - Saddleback Brown |

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:

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
-----------------------	--------------------

Trees

Acacia Smallii	Sweet Acacia
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	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
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 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
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
Vauquelinia 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

**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.

“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.