

# DIAMOND RIDGE LANDSCAPE GUIDELINES

## October, 19, 2022

Diamond Ridge should harmonize with the other Mountain Park Ranch communities, while having its own unique characteristics. These characteristics will come from the architecture, the common facilities and the landscape. The following was taken from the Mountain Park Ranch guidelines. These concepts are in concert with the Diamond Ridge philosophy:

*Mountain Park Ranch is a desert mountain community where vast natural terrain has been set-aside as parks and open space. These preserve areas are rich with lower Arizona-Sonoran desert vegetation. The native landscape pattern found abundantly within this region has become the basis of plant selection for all developed landscape concept. The exclusive use of native plants has been designed to create continuity between the towering South Mountain area and the foreground of development. The intent is to extend the arid theme landscaping planned with the rights-of-way into the interior subdivided areas. "Arid region" doesn't mean sparse. Grass and other ground covers should be utilized to create relief areas of greenery and dense vegetation.*

### I. REVIEW & APPROVAL OF LANDSCAPE ARCHITECTURAL COMMITTEE REQUIRED FOR ALL LANDSCAPE PLANS, CHANGES, ADDITIONS, REMOVAL, AND/OR REPLACEMENT

Homeowners must submit all landscape requests for approval of landscaping plans, changes, additions, removal and/or replacement of landscaping items for front yards and all side yards for corner lots PRIOR to beginning any work. Homeowners should submit landscape requests directly to the HOA management company (currently Vision Community Management). The management company will send the request to the Landscape Architectural Committee ("Committee") for review and approval. The Committee has 60 days to respond to requests and always does its best to respond as soon as it can. Plan accordingly.

A drawing of the landscaping plans or a request for changes, additions, removal and/or replacement of landscape items must show the location, size and design of: hardscape elements, all trees and plants, rock, boulders, lighting, berms, elevation changes, and any other items in detail. The Committee will assume that all existing items in the homeowner's yard will remain unless a change, removal or replacement is noted in the plans or request. Make plans and requests very specific and detailed so the Committee fully understands the request.

Landscaping plans or requests must be completed within 90 days of written approval from the HOA management company.

\*\*\*The only exception to the requirement of Committee approval is if a homeowner is replacing existing plants or rock with plants and rock that are the same type and size and in the same location.

## II. LANDSCAPE ELEMENTS

### A. TREES

Each front yard must include two established trees BY DECEMBER 1, 2014. If additional trees have to be added to meet this requirement, they must be at least 24" box trees. The only exception to the 24" box tree requirement is if a tree is to be planted in the strip of land between the sidewalk and street and the space is not sufficient for this size root ball. In this case, a smaller tree can be planted, but it must be the largest size that will fit in the location.

All landscaping plans or requests submitted that include the addition or replacement of a tree shall specify that the tree will be at least a 24" or larger box tree.

Fruit-bearing Olive trees are prohibited.

Palm tree fronds must be trimmed, as needed, to remove dead fronds.

Remember – Trees cannot be removed without Committee approval.

Attached is a list of suggested trees provided by the HOA landscaper.

### B. SHRUBS, PLANTS & GROUND COVER

One plant per 10 to 12 feet is required in the strip of land between the sidewalk and street. The planting of small trees is encouraged in these areas to increase shade and greenery in the community.

Additional or replacement shrubs in front yards must be 5 gallon shrubs, unless approved otherwise.

### C. ROCK

Decomposed granite must be either Madison Gold ½" screened or Palomino Gold ¾" screened. Granite should be spread at a minimum of 2 inches deep. Pre-emergent weed control should be applied to subgrade. No plastic is to be used under decomposed granite.

Rock is to be maintained at a 2-inch minimum to ensure coverage in areas that diminish over time.

#### D. BOULDERS

Boulders must be partially submerged into the grade to give a natural look.

#### E. TURF

An approved header must separate turf and shrub beds, or a design that will ensure that grass stays in the designated area. Recommended header material: Brick, Saltillo tile, Mexican tile, Concrete, or Other approved tile.

Hybrid Bermuda sod is required in all lawn areas in the summer.

Perennial Rye is required in all lawns in the winter. Perennial Rye must be planted before November 1<sup>st</sup> to ensure germination.

~~No artificial turf is allowed in front yards or in side yards for corner lots where the area is visible from the sidewalk.~~

#### F. GRADING & MOUNDING

During landscape construction some grading must be done. The existing draining away from the house should not be disturbed to prevent flooding or damage to your or your neighbors structures.

Mounding against all fence block property line walls requires waterproofing on the wall down to the footing. Any damage to the neighbor's walls or in common areas will be at the expense of the homeowner.

- Height not exceed 18 inched freestanding
- Height not to exceed 12 inches against walls
- Slope ratio is 6:1
- Proper drainage away from house must be provided

#### G. LIGHTING

Lighting on the exterior of the house and ground lighting must be approved by the Committee.

Low voltage lighting must be used for all front yard lighting applications.

No colored light bulbs, lenses, or reflectors are permitted, except for seasonal ones.

#### H. IRRIGATION

All landscape areas must be equipped with automatic, underground irrigation systems.

It is the homeowner's responsibility to provide proper drainage away from the house and the neighboring properties as not to interfere with the flow of drainage off the property, as approved by The City of Phoenix.

Irrigation lines must be buried and unused emitters must be removed or plants placed to utilize the lines.

#### I. PLAY STRUCTURES

Installation of a play structure requires prior written approval of the Architectural Committee. Play structures may be erected in backyards only, subject to the following guidelines:

1. The Architectural Committee will take appearance, height, and proximity to neighboring properties into consideration.
2. The structure must be set back a minimum of 7 feet from any perimeter wall.
3. Maximum height allowed to the top support bar or highest point of the structure is 10 feet.
4. Maximum height of any deck or platform is 4 feet above ground
5. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with proposed plans.
6. Any shade canopy must be solid tan or earth-tone color.
7. A brochure or picture should be submitted with the proposal, if possible.

#### J. MISCELLANEOUS

Storage sheds or any other structure visible to neighbors may not be used, unless approved. Gazebos and similar backyard structures should be described in detailed and whether neighbors can see the structures should be indicated.

Plastic and silk plants and flowers are not permitted. Any other kind of artificial plant must have approval.

Plastic furniture in the front yard is not permitted. Any other type of furniture must be approved.

Yard sculptures, decorations, arbors, etc., require approval.