

# *Silverstone Ranch*

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EQUESTRIAN COMMUNITY

**Consolidated  
Architectural and Landscaping Standards  
Application Procedures and  
Association Rules and Regulations**

**Adopted May 1996  
Amended January 2022**

**SILVERSTONE RANCH ASSOCIATION**  
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Supersedes all prior amendments and revisions.

## Revision History

Amendment / Revision	Section Title	Effective Date
Consolidated Association Design Standards including Architectural Standards and Procedures (1996), Landscaping Standards & Procedures (1996), Stone Guidelines (2008) to create an updated guide, reduce redundancy and improve usability.	All	7/28/2021
Added Roof Tile section.	<a href="#">Roofs, Roofs – Patio Covers</a>	7/28/2021
Added Replacement windows section.	<a href="#">Windows - Replacement</a>	7/28/2021
Added Barbecues, firepits, fireplaces section.	<a href="#">Barbecues, Fire Pits, Fireplaces</a>	7/28/2021
Added Outdoor furniture section.	<a href="#">Outdoor furniture</a>	7/28/2021
Added Pots and Planting Containers section.	<a href="#">Pots and planting containers</a>	7/28/2021
Added Citrus, Palms, Tree maintenance sections.	<a href="#">Trees - Citrus, Tree – Maintenance and Trimming. Palm Tree Trimming</a>	7/28/2021
Updated Lighting sections.	<a href="#">Lighting – General, Lighting String Lights</a>	
Added Artificial Turf and Xeriscape sections.	<a href="#">Turf - Artificial</a> <a href="#">Turf Conversions</a>	7/28/2021
Updated driveways and driveway extensions and additional parking areas ( <a href="#">4.203.X</a> ) in accordance with Town of Gilbert, including water meters in driveways per <a href="#">TOG Engineering Standards, rev. 4/30/2020, p.32</a> .	<a href="#">Driveways, Driveway Extensions</a>	7/28/2021
Updated Painting sections to include Notice to Paint procedures, Dunn Edwards online color archive, wood-look front doors, front door paint color options.	<a href="#">Painting</a>	7/28/2021
Added SRP pad-mounted equipment section.	<a href="#">Painting – SRP Pad-Mounted Equipment</a>	7/28/2021
Consolidated Association Rules (2021).	<a href="#">Association Rules</a>	7/28/2021
Added online application, variance sections.	<a href="#">APPENDIX A. ARC Application Procedure</a>	7/28/2021
List of recommended trees, shrubs, groundcovers.	<a href="#">List of Recommended Trees and Plants</a>	7/28/2021
Added list of trees to avoid with notes.	<a href="#">Trees to Avoid</a>	7/28/2021
Described request process for keeping larger horse trailers, utility trailers, etc. on an owner’s lot. Updated introduction to reflect neighborhood character. Added section on stables insect control. Added links to <a href="#">GIL Ord. No 874</a> and <a href="#">GIL Ord. No. 1107</a> . Corrected pagination, added section numbering, table of contents.	See <a href="#">Trailers; exceptions, Neighborhood, Stables</a> .	08/25/2021
Added Free-standing shade structure, Gazebo, Pergola, Ramada section	See <a href="#">Freestanding Shade Structure, Gazebos, Pergolas, Ramadas</a>	01/26/2021

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*Silverstone Ranch Association Rules & Regulations as revised by the Board of Directors on 1/26/2022. To the extent there is a conflict, the standards & policies set forth herein supersede all previous versions.*

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# INTRODUCTION

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## Neighborhood

Silverstone Ranch, located at the northwest corner of Val Vista Drive and Warner Road in Gilbert, Arizona, is an equestrian community carefully planned to complement the more rural one-acre horse properties original to the Town. At Silverstone Ranch, more than 66 acres are dedicated to a residential community, featuring 134 homes, including 16 homes designated as equestrian lots. The neighborhood's layout supports a small-town lifestyle where cul-de-sacs encourage conversation and tree-lined sidewalks connect residents to a multi-use Equestrian Trail, a playground, picnic and gathering area, and green spaces promoting play. The Stables, with an attached arena, are both accessible to the community and located along Mesquite Street, where view fencing allows it to contribute to and enhance the streetscape for pedestrians and drivers.

Silverstone Ranch is an exceptional place to own a home. It is the intent of the Board of Directors to keep it this way by maintaining all aspects of the community to be in good repair and aesthetically appealing. These architectural and landscaping standards were written to provide Members with the benchmark that each property should reflect, enabling all homeowners and residents to enjoy not only the beauty and privacy of their own property, but of neighboring properties as well.

Over the years, the Association has adopted additional rules designed to keep the community on trend and to complement the character of Silverstone Ranch and the surrounding area. These additional criteria were also approved by the Board and are now consolidated in this updated document.

## Architectural Review Committee

The Architectural Review Committee (ARC) interprets, oversees, and enforces the Association's architectural and landscaping standards via the Architectural Application process. The decisions rendered by the ARC are based on the Association's governing documents, including the [CC&Rs](#), as well as the standards in this document. Prior to starting work on any exterior modification, addition, or alteration to a property, an Owner is required to complete and submit an [Architectural Change Request](#) as described in [Appendix A](#).

### **Architectural Approval is Required.**

Members are required to obtain the Association's written approval **BEFORE** installing any new improvement or landscaping or making any modification, alteration or addition to any existing improvement or landscaping located within the community.

After an Owner's submittal is **APPROVED** in writing by the Association, the Owner may proceed in accordance with the approved plan without repercussion.

Association approval does not eliminate the need to secure permits or approvals that may be required by the Town of Gilbert or another governmental agency.

Any structural change, alteration, addition, or modification without prior written approval may be required to be modified or removed at the Owner's expense. Fines may also be assessed.

## Compliance

Keeping the community visually cohesive and appealing over the years requires Members and residents to **voluntarily maintain** the exterior finishes of their homes, accessory structures, and landscaping.

The community is also routinely reviewed for compliance with the Association's governing documents, including the Association Rules. Additional reviews may also be conducted after an approved architectural modification has been completed or during the resale process. Enforcement may be necessary to maintain property values and the quality of the neighborhood

Per Article 10 of [CC&Rs](#), a property may be considered out-of-compliance when discrepancies can be observed by a person standing on a public street or sidewalk, Common Area, on the ground of an adjacent Lot, or the ground floor of a neighboring Dwelling. Private areas, including the portion of a Lot enclosed by and below the perimeter wall around the rear yard, are not subject to routine inspection.

## Neighbor Complaints

Neighbors may also file a **complaint form** with the Association. Residents are advised that per Arizona Statute A.R.S §33-1803, any complaint lodged with the Association **will not remain anonymous**. The witness or person reporting an alleged violation must provide their first and last name and their name will be provided to the member accused of the violation at their request. The **complaint form** is available on the Association's website at [www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org).

Upon receipt of a neighbor complaint, Management will send a "neighbor complaint letter" to the Member accused of the violation, listing the witness as only "Neighbor Complaint".

If the Member who receives a neighbor complaint letter responds in writing to Management, the member will be provided with a written explanation of the violation, date the violation was observed, the first name and last name of the person(s) who reported the violation, and the process that must follow to contest the violation. See Arizona Statute A.R.S §33-1803 Assessment limitation; penalties; notice to member of violation.

## Connect with Us

If you have any questions or concerns regarding the Association's governing documents, or any architectural standard, restriction, rule, or procedure, please connect with us directly at [SilverstoneRanch@WeAreVision.com](mailto:SilverstoneRanch@WeAreVision.com) or call (480) 759-4945.

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## ARCHITECTURAL STANDARDS

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In accordance with the Declaration of Covenants, Conditions, and Restrictions for Silverstone Ranch ([CC&Rs](#)), the Board of Directors (Board) has adopted the following Standards and Procedures for Architectural Improvements (Architectural Standards) which shall apply to all Lots within the Association.

**Architectural Standards shall have the same force and effect as the Association Rules.** Furthermore, all amendments, supplements, repeals, or replacements to or of the Architectural Standards shall be subject to the approval of the Board. All maintenance and repairs of existing homes shall be consistent with the requirements set forth in the governing documents for Silverstone Ranch.

In the event of any inconsistency between these Architectural Standards and the Declaration ([CC&Rs](#)), the Declaration ([CC&Rs](#)) shall control.

### A-01. Architectural Character

All materials used in the maintenance, repair, addition to, and alterations of an existing home shall be consistent with those materials used in the original construction of the home as to color, composition, type, and method of attachment. The ARC may approve substitute materials if such materials are deemed to be compatible with the theme of the community.

The height of any addition to an existing home shall be no higher than the original roofline.

**Equestrian Lots:** The Town of Gilbert provides that Lots 119 – 134, inclusive, shall be limited to single story residences. See [Town of Gilbert Ordinance No. 1107, Adopted May 26, 1998](#).

### A-02. Address Markers and House Numbers

Simple, small scale street address numbers must be directly affixed to the house in a position that is plainly legible from the street or road fronting the property. House numbers must correspond to the official street address of the property and should be posted on a contrasting background and clearly visible from the street fronting the property. See [CC&Rs, Section 10.7, page 30](#), and [Town of Gilbert Fire Prevention Division, Regulation 12-505.1, Premise Identification, 12-7-2013](#).

Numbers should be replaced when faded, cracked, missing or show other disrepair. The original, builder installed house number plaques are no longer available.



**A-03. Antennas, Satellite Dishes, Internet Antennas**

FCC Regulated Receivers need not be submitted for ARC approval **provided they are not attached to any Common Element maintained by the Association.** Such devices, meeting the 1996 FCC Over-the-Air-Reception-Device (OTARD) Standards, and revisions thereof, preempt all deed restrictions, and are hereby approved.

The OTARD Standards prohibit HOAs from restricting the use of antennas intended to receive direct broadcast satellite service that are eighteen inches (18") or less in diameter for standard satellite and thirty-six by twenty-two inches (36"x 22" oval) or less in diameter for high definition.



**IMPORTANT:** Satellite receivers and the like must NOT be installed on the Common Area, nor attached to any Common Element maintained by the Association, without the prior written approval of the Association.

However, the Association may impose reasonable regulations and requests, as follows:

- a. ARC approval is recommended, but not required.
- b. The Association prefers that antennas and satellite dishes be installed to be as unobtrusive as practicable. Antennas intended to receive direct broadcast TV service or satellite equipment should be located below the perimeter wall or behind landscaping elements to the greatest extent reasonably possible, so that it is not visible from any sidewalk, street, or neighboring lot.
- c. Antennas and satellite dishes must not be mounted on a Party Wall shared with neighbors or the Association.
- d. Antennas and satellite dishes may be pole mounted, preferably in the back yard below the height of the perimeter wall. The pole, conduit, and any visible wiring must be painted to match the body color approved for the home.
- e. Antennas used for AM/FM radio, amateur ("ham") radio, CB radio, Digital Audio Radio Services are not covered by the FCC OTARD Rule.

The preference for the location of small antennas or satellite dishes, in descending order, is as follows:

1. A location in the back yard of the lot where the receiver will be screened from view by landscaping and other improvements,
2. An unscreened location in the back yard of the lot,
3. On the roof, but below the roof line,
4. A location on the side yard of the lot where the receiver and any pole or will be screened from view by landscaping or other improvements,
5. On the roof above the roof line,
6. An unscreened location in the side yard, or
7. A location in the front yard of the lot where the receiver will be screened from view by landscaping and other improvements.

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a receiver to be placed so as to not be visible from neighboring property, the Association would prefer such location be used for the equipment rather than a higher-listed location where the receiver would be visible from neighboring property, provided such location will not unreasonably delay or prevent installation, maintenance, or use of the receiver, increase the cost of installation, maintenance, or use of the receiver, or preclude the reception of an acceptable quality signal. *Also see Town of Gilbert Land Development Code, Article 4.803(B) Over-the-Air-Devices (OTARD) Standards.*

**Large Receivers Unregulated by the FCC (1 meter or more in diameter):** Unregulated receivers, including large satellite dish receivers more than 1 meter in diameter are not covered by the FCC OTARD Rule, whether attached to a building or a structure on any Lot, and must be approved in writing by the ARC, with such screening and fencing as the Committee may require prior to installation. See also *Town of Gilbert Article 4.803(C): Large Satellite Dish Antennas.*

The highest point of the satellite dish must be no higher than (12" below the lowest fence elevation.

The ARC reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the governing documents.

**Standard:** Antennas, masts, and any visible wiring must be in good condition. Receivers shall be free of rust. Rusted or damaged receivers or antennas should be replaced or may be painted using a flat, non-reflective paint to matching the approved color for the adjacent surface to which they are attached, provided the paint does not interfere with acceptable signal quality and does not void the manufacturer's warranty.

#### **A-04. Awnings, Exterior Sunshades, Permanent Shade Structures**

Awnings and permanent shade structures installed over windows are an architectural detail and, *unless otherwise approved by the ARC prior to installation*, shall meet all the following criteria:

- a. Shall be of a canvas material, all other materials will be considered on a case-by-case basis,
- b. Shall be a solid color matching a color from the paint scheme approved for the Dwelling,
- c. Be the same color on the interior and exterior face of the awning or shade structure, and
- d. Shall be installed only on the side and rear of the dwelling.

**Standard:** Awnings and other shade features should be replaced or removed when damaged or faded.

#### **A-05. Barbecues, Fire Pits, Fireplaces**

Built-in barbecue units, fire pits, and fireplaces must be contained within the rear yard or an enclosed front courtyard and must be designed to match the color and texture of the exterior of the residence.

Portable fire pits, chiminea, and similar outdoor fires and tower heaters must be stored out of view of neighboring properties and Common Areas when not in use.

**No Burn Days:** The Maricopa Country Air Quality Department regulates the burning of wood and other materials. To learn if a "No Burn Day" has been declared check the [Burn Restrictions Advisory](http://cleanairmakemore.com/noburn/) page at <http://cleanairmakemore.com/noburn/> or call 602-506-6400.

**A-06. Basketball Goals – Permanent**

Permanent, free-standing basketball goals are allowed in back yards, i.e., behind the rear building line, within the confines of the perimeter walls and must meet the following standards. See Exhibits A-1 and A-2 demonstrating the areas of the lots where permanent basketball goals, play structures, or similar structures may be located on a lot.

- a. Backboards may be white, off-white, or clear, and poles may be painted black. Any non-clear surfaces may also be painted to blend in with a color approved for the dwelling.
- b. Permanent goals must be at least (5') from the rear property line, at least (10') from any part of the dwelling, and at least (5') from all side lot lines and within a line extending from the sidewalls of the dwelling to the rear yard property line.

**Standard:** All basketball goals and similar structures must be maintained in like new condition so that it will not detract from the high standards of the community. See [CC&Rs Section 10.11 Basketball Goals or Similar Structures](#), page 31.

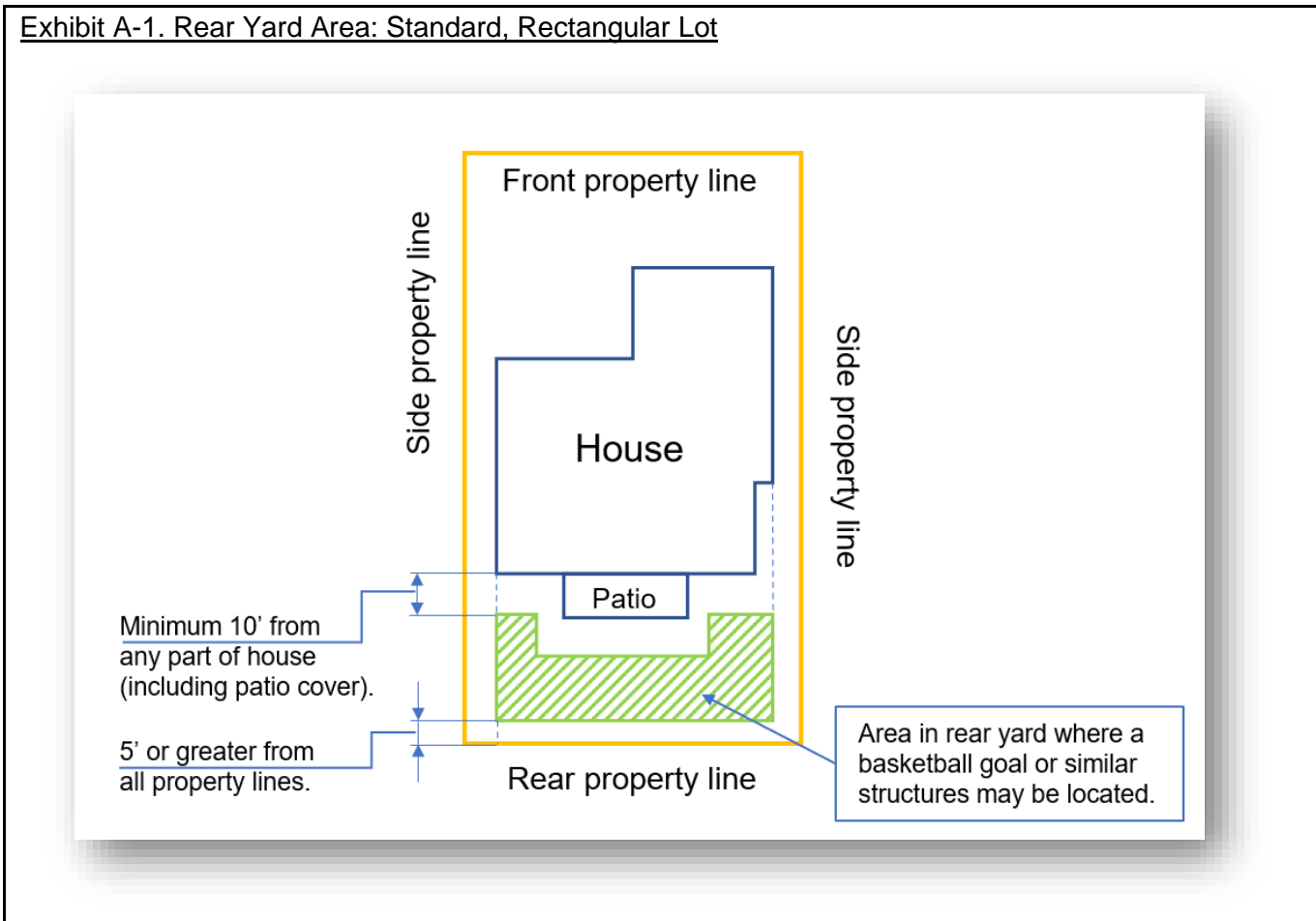
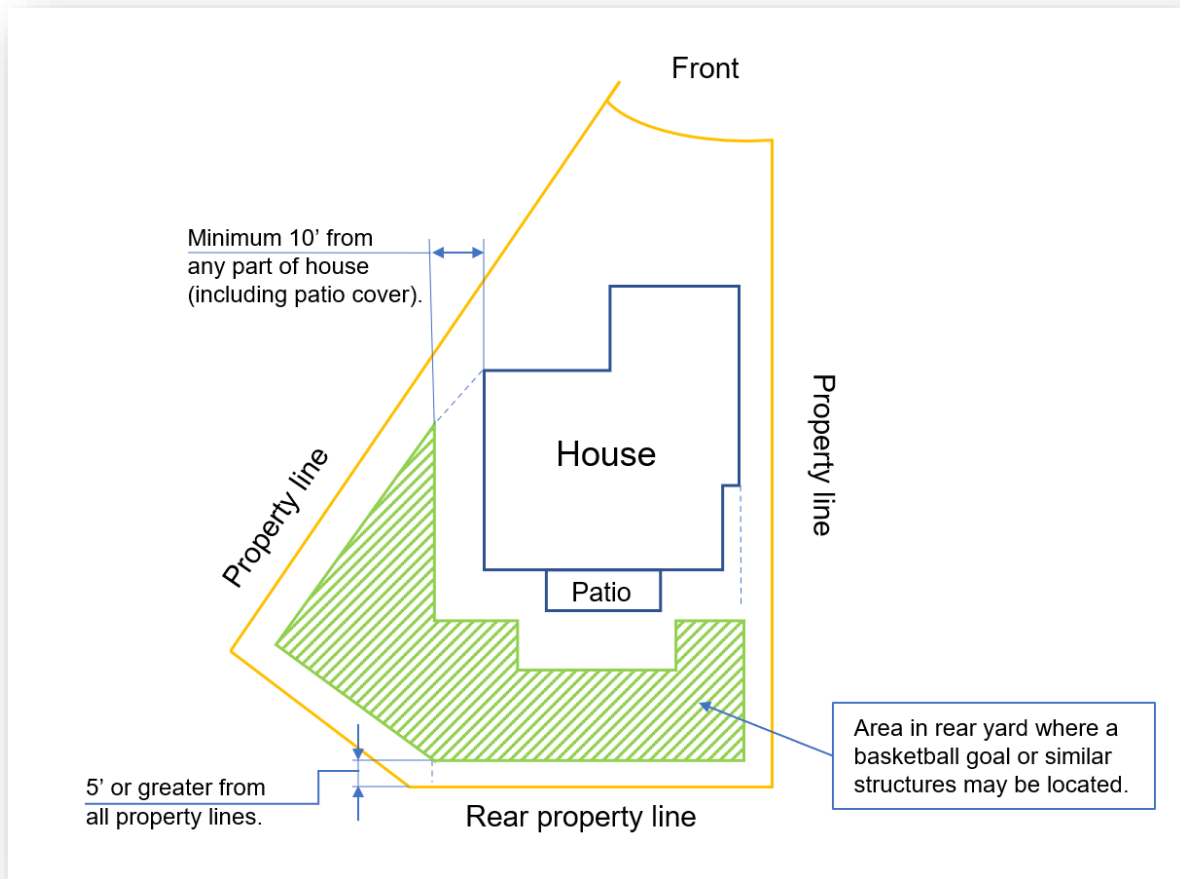


Exhibit A-2. Rear Yard Area: Cul-de-sac Lot



**A-07. Basketball Goals – Portable**

A portable or movable basketball **goal** may be in the owner's front yard, side yard, or driveway while in use, so long as it does not cause a traffic or safety hazard due to its location and meets the following requirements:

- a. When in use, a portable basketball goal must remain inside the outside edge of the owner's driveway.
- b. Portable basketball goals may not be located on public sidewalks or where they block traffic or visibility on either the streets or the sidewalks. For more information, please see [Town of Gilbert Municipal Code Sec. 54-5 Maintenance of public right of way adjacent to premises](#).
- c. When not in use, portable basketball goals must be stored out of view of public sidewalks, streets, neighboring lots, and Common Areas. For this standard, the definition of "in use" shall mean while a basketball is being thrown around or bounced.

**A-08. Exterior Stone and Stonework**

High-quality artificial or natural stone or stone veneers may be installed on the front exterior of the dwelling, as follows:

- a. No more than 30% of the visible area of the front of the Dwelling may be stone.
- b. Stone must be wrapped at each corner and may not be flush.
- c. Trim stone and capstones are required on columns that go partially up or on top of a decorative half wall fence. Owners are responsible for choosing trim and capstones to match the veneer approved for their home.
- d. Natural stone veneers may be the better choice where a project demands that veneers run close to the ground. Because concrete in manufactured stone tends to absorb water, artificial veneers will develop more efflorescence over time. For this reason, it is **recommended\*** that artificial stone veneers be installed at least 4" above the soil level.
- e. **Maintenance:** Once installed, natural or artificial stone and other similar elements shall be free of significant efflorescence and must be replaced or repaired when cracked, missing, discolored, faded, or other visible defects. Sealing stone finishes is recommended but is not required.

**Pre-approved stone veneer options:** Please see the Association's master palette for the current list of pre-approved stone veneer options. Installation and design assistance including sample boards, brochures, and samples may also be available at the [Arizona Stone Mesa Design Center](#) located at 4502 E Virginia St, Mesa, AZ 85215.

**Application Requirements:** To expedite ARC review, owners should include all of the following information with their architectural change request:

- a. **Digital photo or drawing** of the home showing areas where stone veneer is to be installed,
- b. Paint colors approved for the home.
- c. **Stone veneer selection must be specified on the request.** Product brochure, cut sheets,

webpages, or image files showing color and appearance of the material is preferred. A digital photo from a sample board may be submitted.

- d. Mortar joints must be gray in color and joints may be ¼” to 1” in width and should be specified as follows:
- Tight fitted:** A ¼” mortar joint offers a more formal look.
  - Standard:** The standard ½” mortar joint is a popular choice for the Ledgestone style.
  - Wide:** 1” over grouted wide mortar joints with Fieldstone delivers sturdy rural appeal.
  - Mortarless:** For a hand-piled look, consider mortarless joints.

Owners are advised that exterior stone installation procedures must be strictly followed. Professional installation is recommended though not required.

### **A-09. Flagpoles**

Prior to installing a freestanding flagpole on any Lot, the Lot Owner or Occupant must complete an Architectural Application detailing the height, type, location, method of installation, and color of the flagpole to the ARC for approval.

Items located on the flagpole, including, but not limited to, metal fasteners, cleats, halyards, clips, and pulleys shall not cause any unreasonable amount of noise. Whether freestanding or attached to a residence, flagpoles shall be metal and match or complement the paint color approved for the home.

Stipulations for flagpole approval include:

- a. Only (1) flagpole of any kind is allowed on a Lot. Additional flagpoles will be considered for approval upon request.
- b. Flagpoles that are attached to a Dwelling shall also be constructed of either galvanized steel or aluminum.
- c. A flagpole may be placed in the front yard or backyard of the Lot.
- d. Freestanding flagpoles must be installed in concrete as outlined in the manufacturer’s instructions at “ground level”.
  - a. The height of the flagpole can be no greater than the distance between the point of placement of the pole in the yard and the closest point of either of the following: (1) the sidewalk, (2) any Common Area, (3) any neighbor’s property line, or (4) the highest point of the roofline of the residence, WHICHEVER IS LOWER.
  - b. The American Flag may not be placed on Common Area (Common Elements) without the express written permission of the Board of Directors.

**Standard:** All flagpoles, fasteners, cleats, halyards, clips, and pulleys shall be in good condition and not cause unreasonable noise. Whether freestanding or attached to a residence, flagpoles must be free of rust, or otherwise painted match or complement the paint color approved for the home.

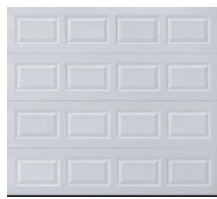
**A-10. Garage Doors**

Garage doors must be painted to match the body color, trim color, or garage door color option of the color scheme approved for the home.

Owners may apply for approval to install garage doors factory finished to look like a wood grain finishes. Wood look garage doors may be factory finished with one of the natural wood finishes listed on the approved color palette for the Association and all garage doors on a residence must be finished using same the natural wood finish color. Other finishes will be considered on a case-by-case basis.

Decorative garage hinges, handles, and/or framing must be listed on the Architectural Application and may be approved by the ARC on a case-by-case basis.

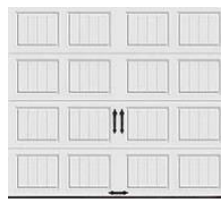
**Replacement Garage Doors:** Replacement garage doors must be roller doors and may be constructed of steel or faux wood composites with natural wood texture and grain patterns of authentic wood species. Pre-approved garage door designs are raised panel styles, as shown below.



Wood grain  
Short Panel



Wood grain  
Long Panel

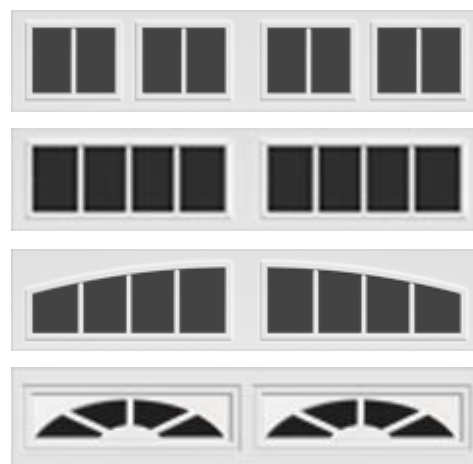


Grooved  
Short Panel



Grooved  
Long Panel

Windows are not required. Windows may be installed on (a) all garage doors, or (b) on the double garage door only. The following window patterns have been pre-approved. Other window styles will be considered on a case-by-case basis.



**Standard:** Unpainted/unfinished garage doors are not allowed. Garage doors must be properly hung. Garage doors, trim, hardware, and associated features, shall be free of noticeable peeling, faded paint, faded finish, dents, warpage, tears, or visible defect.

### A-11. Gates

Metal surfaces, i.e., rails, posts, pickets, should be painted black or dark brown. Wood pickets should be maintained using a natural-looking wood stain. Alternatively, homeowners may choose to install composite or synthetic wood-look pickets. Wood or composite pickets must be regularly maintained using a natural wood sealer or wood stain and **must not be painted**.

Double gates may be installed to allow wider access to side and back yards. Double gates should be of the same type, design, and color as the originally installed single gates. Shrubs, trees, or other plants should be located between the dwelling and the double gates, where possible.

Except for the Equestrian Lots (Lots 119-134, inclusive) the installation of single or double gates from residential lots to the Common Area is prohibited.

**For Equestrian Lots Only:** The CC&Rs grant an easement upon, across, and over a portion of the Common Area to the Owners and Occupants of the any of the Equestrian Lots (Lots 119-134) for the purpose of providing ingress and egress for horse trailers to and from the Equestrian Lots. However, no vehicle shall park so as to obstruct any public sidewalk or the Equestrian Trail. *For specific provisions, see [CC&Rs Section 12.5, Easement for Ingress and Egress to Equestrian Lots, page 41](#).*

### A-12. Lighting – Lighting Fixtures

Excessive exterior lighting can interfere with the private enjoyment of property and constitute nuisance. The Town of Gilbert requires all outdoor lighting be designed to reduce the impact on neighboring properties and Common Areas.

No lighting, other than soft, white, indirect lighting, shall be placed, allowed, or maintained on Lot without prior written approval of the Association. Colored light bulbs are considered Seasonal or Holiday Lights.

All fixtures, lamps, and lights must comply with the Town of Gilbert's restrictions on light trespass and no single device shall provide illumination more than 0.30-foot candles above ambient light conditions at the at the property line as measured by a light meter or foot candle meter. See [Town of Gilbert Ordinance Sec. 42-34 Light and Glare, \(Ord. No. 1620, § 1, 2-1-05\)](#).

Outdoor light fixtures including wall lights, pendant lights, pole lights, floodlight, and spotlights must be hooded or shielded so that the light source is not visible to neighboring properties. Any outdoor lights which reflect upon or cause unreasonable glare to neighboring properties are not permitted.

The maximum height of any house-mounted outdoor lighting source shall be twelve feet (12') above the finished grade. Where spotlights and floodlights located in side and back yards are attached to buildings the light element must not adversely affect neighboring properties. Spotlights and floodlights visible to neighboring lots must be focused downward, shielded, and motion activated.

Applicants must provide the following information: (1) photos of the light fixture, (2) placement on the dwelling or other structure, (3) height above the finish grade, (4) number of light elements, including watts or lumens, and, for LED lamps, color temperate in Kelvin (max 3000K).

**Standard:** Outdoor light fixtures and photocells shall be metal, in operable condition, and all parts free of damage, oxidation, or other visible defects. Lighting must be shielded or glass inserts used to obscure the view of light bulbs.



**A-13. Lighting – String Lights**

An Owner or Occupant must apply for approval prior to installing a permanent string light display that will be visible above their perimeter fence. Owners are encouraged to hire a licensed electrical contractor for permanent string light installation projects.

Applicants must provide the length, lumens, color, and number of bulbs for any such string light installations on the Architectural Application.

The use of string lights must be considered reasonable as determined by the ARC and are subject to the following stipulations:

- a. String lights may only be installed in a Lot's back yard and should not be mounted higher than twelve feet (12') above the adjacent finished grade.
- b. String lights may be anchored directly to the home. A maximum of two (2) free standing posts may be approved to support the string lights. Posts shall be installed and maintained vertical and level and must be painted black or dark brown.
- c. No more than 100 total bulbs and no more than 200 lineal feet of string lights will be approved per Lot. Bulbs may not exceed 1-watt and 3000K per LED bulb, and the wattage or lumens, kelvins, shape, and size of each light bulb must be uniform.
- d. "Rope lights" and "mini light strings" like those used for holiday decorations are not allowed as string lights or bistro lights under this section.
- e. String lights may not flicker, flash, blink, or animate.
- f. Bulbs must be white or clear. Colored lights will be considered Seasonal or Holiday Lights.
- g. String lights should not be on past 10:00 PM Monday – Friday, and not past midnight on weekends, unless the outdoor space is actively being used at the time.

**Standard:** String lights must be maintained in a safe and attractive manner. If the appearance of the string lighting system becomes unsightly, they must be promptly removed.

**A-14. Mechanical, HVAC, Evaporative Coolers**

All HVAC units, including evaporative coolers, must be ground-mounted and located within perimeter fence enclosing the side or back yard of a Lot. See [CC&Rs, Section 10.8, page 30](#).

**Standard:** HVAC and other mechanical equipment must be completely and attractively concealed or screened from view. All such equipment must be maintained in good working condition to minimize noise and other nuisance.

## A-15. Painting

An Architectural Application is generally required each time your house is painted, even if using the existing scheme pre-approved scheme. See [Exceptions](#).

Owners must select an exterior color scheme from the list of current approved color schemes and apply for ARC approval **before** painting commences. Owners must specify the color scheme they intend to use as well as the paint color placement on the dwelling and any accessory structure.

- a. **Current Approved Paint Color Schemes:** The list of current [Paint Colors and Schemes](#) for Silverstone Ranch is posted on the Association's website at [www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org) under "Architectural Documents". Exterior color schemes are pre-approved as specified and mixing colors between schemes is not permitted without the **prior approval of the ARC**.

Each color scheme includes a body color, trim colors, and a suggested front door color option. Newer schemes may also suggest a garage door color option.

- b. **On-line Color Archive:** The current, pre-approved color schemes and front door paint color options are available on-demand from the [Dunn Edwards Color-Ark Pro website](#).

*Note: Dunn Edwards no longer provides paint scheme books at the Val Vista location. Owner/applicants should order color chips from the Dunn Edwards website or visit the nearest Dunn Edwards Store.*

- c. **Paint Scheme Book:** The ARC may maintain a physical paint scheme book for the Association. To borrow the paint scheme book, email [SilverstoneRanch@WeAreVision.com](mailto:SilverstoneRanch@WeAreVision.com).
- d. **Paint Matching:** The Association does not intend to steer Owner to a specific paint manufacturer and therefore does not require the use of Dunn Edwards paints. However, the ARC may request paint samples of any color match before approving a repaint request indicating paint matching.
- e. **Neighboring Lots:** Owners may not paint their home using the same color scheme as the homes on either side of or across the street from their Lot. It is the responsibility of the owner/applicant to verify that they have not selected the same paint scheme already applied to the homes on either side of or across the street from their Lot. The ARC's approval is not valid if the paint scheme requested is the same as the home on either side of or across the street from the property.
- f. **Two color paint schemes:** Owners may elect to paint the stucco on their homes using a minimum of two (2) of the colors from any of the approved color scheme, excluding the front door color option. Owners must specify which paint colors they intend to use from their selected scheme, including color placement. See *Board Meeting Minutes February 27, 2014*.

**Standard:** Exterior painted and coated surfaces shall be substantially free of peeling, blistering, alligating, chalking, fading, spalling, mildew, mold, rust, efflorescence, dirt, stains or other blemishes and discoloration. Chipped, faded, rusted electrical meters, gas meters, pad mounted equipment, water pipes, conduit, and similar elements on a lot may be painted to match the surface color of the attached or nearest building.

### A-16. Painting – Architectural Application; Exceptions

**Original Builder Applied Colors:** Homeowners planning to repaint their home using the same paint colors currently applied to the home and which were originally applied by the builder are not required to request approval prior to repainting the same builder-applied colors. However, to avoid misunderstanding, homeowners are requested to use the architectural application to let the ARC aware that same original builder applied colors will be used. See *Board of Directors, New Door Colors, Exception to the Obligation to Obtain Approval, November 2010*.

**Maintenance and Touchups:** Repainting garage doors, front doors, service gates, or touching up or refreshing pop-outs or trim the same previously approved or builder-applied color is considered “routine maintenance” and it is not necessary to request approval for such maintenance.

### A-17. Painting – Front Door Color Options

Painting a front door is an inexpensive home improvement project that can have a powerful effect on curb appeal and homeowner satisfaction.

Homeowners may paint their front door using the (a) **front door paint color** option listed in the approved paint scheme for the home; (b) **body color** or the **darkest trim color** listed in the paint scheme approved for the home; or (c) **any one of the front door colors** listed in the current [Master Color Palette](#) for Silverstone Ranch. See *New Door Colors, November 2010*.

Owners may also use the same front door color on the patio door, balcony door, security screen door, or side service entry door. However, front door paint colors should **not** be used to paint the exterior of the dwelling, including stucco body, eaves, pop-outs, garage door, or light fixtures without prior approval.

### A-18. Painting – Front Door Wood-look Finish Options

Owners must apply for approval prior to installing a new or refinishing an existing wood or wood-look front entry door. Applicants must provide finish brand name, drawing and/or images of the finished door, and color name on their application. Owner may be required to provide a sample of the color and finish.

### A-19. Painting – Notice to Paint Letters and Time Extensions

The Association routinely conducts visual inspections of the homes in the neighborhood. Owners may receive “**Notice to Paint**” letter when a visual inspection indicates painting is required.

- a. Owners shall have **forty-five (45) days** from the date of the initial notice to select a color scheme and APPLY for approval to repaint.
- b. Owners shall have a **six (6) months extension** from the date of the initial notice to complete painting.
- c. Management may approve one **additional extension of six (6) months** from the date of the first extension to complete painting.

If you receive a notice and need additional time, email [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com) and request assistance.

The ARC may verify paint project completion. If repaint is not completed in the time allowed, additional notices may be sent to the homeowner. Fines may be incurred per the current [Fine Policy and Schedule](#). See *Board Resolutions, Meeting Minutes January 23, 2014*.

### A-20. Painting – SRP Pad-Mounted Equipment

Salt River Project (SRP), the local electric utility, encourages customers to paint certain types of SRP-owned pad-mounted equipment that may be installed on the customer's property.

Homeowners are not required to request approval to paint SRP-owned pad-mounted equipment located on their Lot so long as the paint project meets all the criteria listed below:

- a. Owners **must not paint over stenciled numbers, reflective stickers, or instructional/warning decals**, as shown in the highlighted areas on the image below.
- b. Owners must use a water-based paint that will not damage the original surface.
- c. Films and laminates are strictly prohibited.
- d. Paint color must be selected from the paint scheme approved for the residence.

If a homeowner has painted any SRP pad-mounted equipment located on their lot, SRP requests that the surface be repainted periodically to maintain the selected paint color and finish throughout the remaining lifecycle of the equipment.

For specific requirements and more information, see "[Painting SRP Pad-Mounted Equipment](#)" on the [SRP website](#), or contact SRP Customer Service at (602) 236-8888.



**Exhibit 3. SRP Pad Mounted-Equipment.** Owners must **NOT** paint over stenciled numbers, reflective stickers, or instructional/ warning decals, as shown in the highlighted areas on the image above.

## A-21. Play Structures and Recreational Equipment

Plans for play structures and equipment, including trampolines, exceeding the height of the Lot's perimeter fence must be submitted to the ARC for approval. This requirement is not intended to preclude play structures, but to assure that no unsightly structures are visible from the sidewalks, streets, Common Areas, or neighboring properties.

1. **Portable recreational and playground equipment** may be placed in front yards and driveways while in use, so long as they do not cause a traffic or safety hazard. They may not be located where they would block traffic or visibility on either the streets or sidewalks and must be stored out of sight from the street, common areas or neighboring properties.
2. **Permanently installed play equipment**, including playhouses, must be approved prior to installation in the back yard on the lot. For purposes of this rule, "back yard" shall mean "behind the rear elevation of the Dwelling Unit on the lot."
  - a. Structures shall be composed of wood, synthetic wood material, plastic, or galvanized steel.
  - b. Play equipment, including playhouses, shall be located to minimize impact on neighboring properties.
  - c. Structures exceeding the height of the Lot's perimeter fence may not be placed closer than (5') from all neighboring lot lines and at least (10') from the residence on the lot.
  - d. Structures shall not exceed (10') in height from ground level and/or (15') in length. Raised platforms shall be no higher than (3-½').
  - e. Any canvas or other awning material shall match the color of the dwelling. Equipment visible from a neighboring property shall be painted to match the dwelling or have a natural wood finish.

**Standard:** Play structures and similar equipment should be screened from view to the extent possible and kept in good repair.

## A-22. Rain Gutters and Downspouts

Rain gutters, scuppers, and downspouts can help prevent erosion of landscaped areas and to promote drainage away from homes. Gutters must be inconspicuous and appear integral to the building design. The finish or paint color of gutters, scuppers, and downspouts must closely match the surface to which they are attached. **Professionally installed six-inch (6") gutter troughs are recommended.**



Stormwater Management. A well-implemented and properly maintained stormwater collection and drainage system including gutters, extensions, catch basins, pipes and drains used to redirect runoff water away from the base of a home may promote drainage and can prevent costly foundation damage to homes and other structures.

**Standard:** Gutters, scupper, downspouts, splash guards, and the like, must be securely attached, free of debris and sealed to prevent leakage. Finish must be in good repair and color matching the surface to which they are attached.

## A-23. Roofs

Owners planning to update their existing roof tiles with new roof tiles must apply for and receive ARC approval before commencement of removal, construction, or alteration.

New tile roof applications will be considered for approval on a case-by-case basis where all the following requirements are met:

- a. All roof types, designs, colors, and materials must be approved in writing by the ARC before commencement of removal, construction, or alteration.
- b. The roofs on all structures on a Lot shall be uniform in color, texture, shape, and material.
- c. The roof of the dwelling, and the roof of any barn, stable, or similar structure situated upon any Equestrian Lot, must be concrete or clay tile. *The use of asphalt, asbestos, wood shingles, corrugated metal material, and corrugated plastic are not permitted and will not be approved. For specific provisions, see [CC&Rs](#) Section 10.26 Roofing Materials, page 37.*

*Standing metal seam roofs: The ARC, in its discretion, may consider for approval standing seam metal roofs to be installed on the roof a barn, stable, tool shed, gazebo, or similar structure on a case-by-case basis.*

- d. The color of the roof should complement the Dwelling's architectural style and exterior color scheme. New roof tile colors will be considered on a case-by-case basis. Approved colors will be soft "earth tones", such as terracotta, sand, browns, or grays, and must not be blue, green, red, or other bright color.
- e. Color, texture, shape, and material of a roof should be compatible with other roofs in the community and should not draw undue attention to the property.
- f. Gutters, scuppers, and downspouts must be integral to the building design and require the written approval of the ARC. Scuppers, gutters, and downspouts must blend with and match the approved color of the Dwelling on the Lot. Rain Gutters, Scuppers, and Downspouts.

**Standard:** Roofs shall be in good repair and free of cracked, missing, faded, stained, rusted, or otherwise damaged tiles or other material. Repairs must be made with materials that match the existing tiles or other materials. Vents and other protrusions through the roof shall be painted to match the color of the roof.



The Monier "*Homestead*" concrete roof tiles installed by the builder have been discontinued. A limited supply of replacement roof tiles matching existing tiles may be available at a local roof tile "boneyard" specializing in out-of-production and salvaged tiles. Availability of roof tiles matching the existing roof is not guaranteed.

**A-24. Roofs – Patio Covers**

Owners planning to install or modify a patio cover or patio roof must apply for and receive ARC approval prior removal, construction, or alteration to the patio cover or roof.

Maximum height and proposed setbacks for attached patio covers and similar structures shall be determined by the ARC in its sole discretion and with respect to the considerations in this section.

**Solid Patio Covers**

- a. Flat roof pitch less than 1":12" must have a BRAI (built-up roof application) or modified bitumen roof system with colored granules that match existing roof tile, or the flat pitch roof surface must be tan colored and identical in quality to that installed by the original builder.
- b. Sloped patio covers with 4":12" and greater shall have roof tiles to match existing Dwelling.
- c. Asphalt shingles (including rolled shingles), asbestos, wood shingles, corrugated metal material, and corrugated plastic are expressly prohibited and will not be approved. For specific provisions, see CC&Rs Section 10.26 Roofing Materials, page 37.
- d. Standing metal seam roofs: The ARC, in its discretion, may consider for approval standing seam metal roofs to be installed on the roof a barn, stable, tool shed, gazebo, or similar structure on a case-by-case basis. A
- e. Unless approved by the ARC, fascia board, corners and trim should be painted to match the existing trim of the color scheme approved for the residence.

**Open or Partial Shade Covers**

- a. Horizontal shading members: Minimum 2" x 2" rough sawn, running parallel to the dwelling unit, with a maximum overhang of 6-inches past a support.
- b. Horizontal support members: Minimum 4" x 6" rough sawn. Vertical support members: minimum 4" x 6" rough sawn.
- c. Partial shade covers, including open Alumawood™ and similar patio covers, shall be a natural wood stain, wood-look finish, or a paint color that matches the existing trim of the paint scheme approved for the home. Other colors may be approved on a case-by-case basis.

**Standard:** All elements shall be maintained free of peeling finishes, splintering, and fading, rot, warpage, or damage.



**A-25. Security Screen Doors**

Iron entry and security screen doors are allowed within the community, subject to ARC review and approval. When considering iron entry or security screen doors, the Committee will be concerned with the quality of the door, its color, and design.

Security/Screen Doors must be of high quality and must also be:

- a. Painted to match the existing body or darkest trim color of the approved paint scheme for the home or painted using a matte black or dark brown color. Owners must request ARC approval to use a Front Door Color Option on a security screen door, and
- b. No more than four (4) decorative characters/objects will be approved on a Security/Screen Door. An exception may be to allow the same character/object or to be repeated in a smaller version on a spindle or crossbar of such door, i.e., knuckles, twists, or scrolls, and the like.

**Standard:** Iron entry and security screen doors, including trim, hardware, threshold, and associated features, shall be free of noticeable peeling or faded paint, dents, warpage, and other visible defects. Alternative materials or custom colors require prior approval through the application process.

**A-26. Solar Panels**

No solar panels shall be installed on any residence or Lot without the prior written approval of the ARC.

All solar panels must be installed by a licensed solar contractor. Owner/applicants must include the contractor's contact information, plans, or drawings, with their completed Architectural Application.

To the extent possible:

- a. Solar energy devices must be mounted, to the extent practicable, to not be visible from neighboring properties or the streets.
- b. Tanks on roofs are not allowed.
- c. If mounted on a pitched roof, the panels shall lay flat against the roof. If mounted on a flat roof, the back legs of the aluminum rack shall be at a minimal height possible. All racks shall be constructed of metal.
- d. Piping which must run along the roofline before turning vertical, shall be hidden within the eaves whenever possible.
- e. All visible piping shall be painted to match the surfaces to which such piping is attached.

**Standard:** All equipment shall be maintained and shall be kept in good repair. Solar systems may not be disconnected and left inoperable. If the solar system is not operational, it shall be removed from the roof and/or other points of installation. *For specific provisions, see [CC&Rs](#), Section 10.9 Solar Panels, page 31, and A.R.S 33-1816 Solar energy devices, reasonable restrictions.*



### A-27. Accessory Structures

Accessory Structures are structures secondary to the primary dwelling and located on the same lot or parcel of land. Typical accessory structures include gazebos, pergola, ramadas, shade structures, pool houses, RV garages, barns, detached garages, workshops, sheds, and large play equipment.



**Accessory structures over 200 sq. ft. require a Building Permit issued by the Town of Gilbert prior to ARC approval.** Any additional permits required by the Town of Gilbert or other governmental agency are the responsibility of the Owner. For more information: [Town of Gilbert Development Services](#) or call (480) 503-6700.

A building permit from the Town of Gilbert does not take the place of written approval required by the Association. Additionally, a permit or other approval by the Town of Gilbert or other governmental entity does not guarantee approval by the Association. Any approval by the ARC will be deemed null and void if any required Town of Gilbert, county, state, or federal permits have not been obtained prior to commencement of work, or if such permits were denied.

Any approval by the ARC will be deemed null and void if any required Town of Gilbert, county, state, or federal permits have not been obtained prior to commencement of work, or if such permits were denied. If the Town of Gilbert or other permit issuing authority requires alterations or modifications of a project already approved by the ARC, the entire project must be resubmitted to the ARC with the Gilbert mandated modifications or alterations noted.

### A-28. Accessory Structures – Barns, Stables

An Owner or Occupant of an Equestrian Lot must submit plans and receive ARC approval prior to constructing a barn, stable or similar structure for the housing, care, and containment of horses on their Equestrian Lot. Barn or stables placement, size, material, paint color, etc., must be approved before construction begins.



**Accessory structures over 200 sq. ft. require a Building Permit issued by the Town of Gilbert prior to ARC approval.** Any additional permits required by the Town of Gilbert or other governmental agency are the responsibility of the Owner. For more information: [Town of Gilbert Development Services](#) or call (480) 503-6700.

Applications will be considered for approval on a case-by-case basis where all the following requirements are met:

- a. The exterior must be of a material and color approved by the Architectural Committee,
- b. Unless approved by the ARC, in its discretion, where the roof of a storage building is visible from the ground-level of a public street, neighboring properties, or Common Areas, the roof shall be tiled to match the roof of the Dwelling Unit on the same Equestrian Lot,
- c. The building shall be no higher than fifteen feet (15') at its highest point,
- d. The building shall not be attached at any point to any block wall fence, and
- e. The building shall comply with all laws, ordinances, and regulations, including, but not limited to,

Town of Gilbert setback requirements and all required building permits.

Any Owner or Occupant of an Equestrian Lot who wishes to erect such barn, stable or similar structure on their Equestrian Lot must still comply with all other provisions of the CC&Rs and shall submit plans for the proposed building to the ARC for review in accordance with **Article 9** of the Declaration ([CC&Rs](#)) and shall not commence construction of such building until such plans are approved by the Association. See [CC&Rs Section 10.24 Barn, Stable, or Similar Structure](#), page 36.

### **A-29. Accessory Structures – Gazebos, Pergolas, Ramadas, Shade Structures**

An Owner or Occupant must submit plans and receive ARC approval prior to constructing or placing a gazebo, pergola, ramada, freestanding shade structure, or other similar accessory structure on their Lot, where such structure will be visible from a street, sidewalk, neighboring lot, or Common Area.



**Accessory structures over 200 sq. ft. require a Building Permit issued by the Town of Gilbert prior to ARC approval.** Any additional permits required by the Town of Gilbert or other governmental agency are the responsibility of the Owner. For more information: [Town of Gilbert Development Services](#) or call (480) 503-6700.

Accessory structures must conform to the architectural style and exterior paint scheme approved for the Dwelling on the Lot. Placement, size, materials, finishes, and paint colors must be approved by the ARC before construction begins. If the ARC, in its sole discretion, determines that a proposed material is not appropriate for a southwest desert climate, the ARC may request additional information or require that such materials be changed to materials better suited to the region.

Applications for a gazebo, pergola, ramada, or other freestanding shade structure will be considered for approval on a case-by-case basis where all the following standards are met:

1. Maximum height and proposed setbacks shall be determined by the ARC, in its sole discretions, and with respect to the considerations set forth below:
  - a. Must be placed or constructed in the rear yard of the lot and be at least (5') from the rear property line and at least (5') from all side lot lines and within a line extending from the sidewalls of the dwelling to the rear yard property line, as demonstrated in [Exhibit A-1](#) and [Exhibit A-2](#).
  - b. Maximum height of an attached patio cover shall be equal to the height of the existing patio cover and in any case, the height of all patio covers attached to the Dwelling shall be uniform in height, architectural style, color, stucco texture, and roof material heithm installed on the ttached to the dwelling or (10') feet at the highest point, whichever is higher.
  - c. Structures: Other heights may be considered by the ARC on a case-by-case basis.
2. The roof may provide solid, open, or partially open coverage, and in any case, shall conform to the standards set forth in the [Roof – Patio Covers](#) section of this document.
3. Vertical support pillars and horizontal members may be constructed from wood or [Alumawood™](#) or similar metal weatherproof “wood-look” material metal suitable for a desert southwest climate.
4. All exposed wood and lumber surfaces shall be painted or finished to match the paint scheme approved for the dwelling. Unfinished exposed wood surfaces are not permitted.

5. Metal support posts or beams shall be finished or painted to match the paint scheme approved for the dwelling. Alumawood™ or similar synthetic weatherproof “wood-look” material may either be (1) factory finished to look like a neutral wood stain color that complements the paint scheme and other exterior wood surfaces approved for the dwelling or (2) finished to match the paint scheme approved for the dwelling.
6. Support pillars may be finished with stucco matching the body of the dwelling or a [high-quality stone or stonework veneer](#). Stucco surfaces, if any, shall match the paint scheme approved for the dwelling.
7. Use of other materials, colors, and finishes may be considered by the ARC on a case-by-case basis, in its sole discretion.
8. Lighting, if any, must be included with the application submittal and shall conform to the standards set forth in the [Lighting - Exterior Lighting](#) section of this document.
9. The structure shall comply with all laws, ordinances, and regulations, including, but not limited to, Town of Gilbert setback requirements and all required permits.

**Standard:** All elements of an accessory structure shall be maintained free of peeling finishes, splintering, fading, rot, warpage, or other damage.

### **A-30. Accessory Structures – Detached Garages**

An Owner or Occupant of an Equestrian Lot must submit plans and receive ARC approval prior to constructing a detached garage or similar accessory structure on their Lot. Placement, size, material, paint color, etc., must be approved before construction begins.




**Accessory structures over 200 sq. ft. require a Building Permit issued by the Town of Gilbert prior to ARC approval.** Any additional permits required by the Town of Gilbert or other governmental agency are the responsibility of the Owner. For more information: [Town of Gilbert Development Services](#) or call (480) 503-6700.

Applications for a detached garage will be considered for approval on a case-by-case basis where all the following requirements are met:

- a. The exterior must stucco'ed to match the primary dwelling on the lot and painted to match the color scheme approved for the home,
- b. The roof of the garage shall be tiled to match the roof of the primary dwelling on the lot,
- c. The detached garage shall be no higher than the height of the roof of the dwelling on the Lot at its highest point,
- d. Garage doors must be included with the application submittal and shall conform to the standards set forth in the [Garage Doors](#) section of this document.
- e. Lighting, if any, must be included with the application submittal and shall conform to the standards set forth in the [Lighting - Exterior Lighting](#) section of this document.
- f. Such garage shall not be attached at any point to any block wall fence, and


- g. Such garage shall comply with all laws, ordinances, and regulations, including, but not limited to, Town of Gilbert setback requirements and all required building permits.

	<p><b>Equestrian Lots:</b> The Town of Gilbert provides that Lots 119 – 134, inclusive, shall be limited to single story residences. For specific provisions, see <a href="#">Town of Gilbert Ordinance No. 1107, Adopted May 26, 1998</a>, and <a href="#">Town of Gilbert Ordinance No. 874, Adopted June 21, 1994</a>.</p>
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Any Owner or Occupant of an Equestrian Lot who wishes to erect such garage or similar structure on their Equestrian Lot must still comply with all other provisions of the CC&Rs and shall submit plans for the proposed building to the ARC for review in accordance with **Article 9** of the Declaration ([CC&Rs](#)) and shall not commence construction of such building until such plans are approved by the Association.

**A-31. Accessory Structures – Storage and Tool Sheds**

Storage, tool sheds, and the like must be located in the side or rear yard, located within the Lot’s perimeter fence.

	<p><b>Accessory structure over 200 sq. ft. require a Building Permit issued by the Town of Gilbert prior to ARC approval.</b> Any additional permits required by the Town of Gilbert or other governmental agency are the responsibility of the Owner. For more information: <a href="#">Town of Gilbert Development Services</a> or call (480) 503-6700.</p>
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The typical perimeter fence in Silverstone Ranch is six feet (6’) tall, though some fences are taller. A storage or tool shed that is completely below the perimeter fence enclosing the side or rear lot and cannot be seen by the public or from any neighboring properties or Common Areas does not usually require ARC approval.

However, if a storage shed can be seen by a person standing on the street, sidewalk, ground level of a neighboring property, or Common Area, the Owner or Occupant is required to apply to the ARC for approval to construct the storage shed on their Lot. Storage shed placement, size, material, paint color, and screening must be approved before construction begins.

Applications will be considered for approval on a case-by-case basis where all the following requirements are met:

- a. The exterior of the storage shed should be of a material and color approved by the ARC. The storage shed’s material and color must match the paint color, roofing, and style of the dwelling on the same Lot. Stucco exterior wall finishes matching the dwelling will generally be approved; *other materials and finishes may be approved on a case-by-case basis.*
- b. Where the roof of the storage shed is visible to the public or neighboring properties. A tile roof matching the dwelling will generally be approved; *other materials and finishes may be approved on a case-by-case basis.*
- c. Storage buildings should be attractively screened or concealed from the view of the public and neighboring properties. Screening must appear to be part of the architectural design of the residence and must match or blend with the color of the dwelling and its landscaping elements.

- d. Storage buildings shall be **no higher than eight feet (8')** at its highest point.
- e. Storage buildings **must not be attached at any point to any block walls or fences.**
- f. Storage buildings must comply with all laws, ordinances, and regulations, including, but not limited to, any setback requirements.

**Standard:** Storage structure and any roofing visible to the public or adjacent Lots must be clean, complete, and in good repair. *For specific provisions, see [CC&Rs](#), Section 10.23, page 36.*

### **A-32. Accessory Structures – Other Non-Habitable Structures**

The following non-habitable structures are not permitted:

- a. Breeding or Multiple Animal Shelter Dwellings
- b. Green dwellings
- c. Air Structures (i.e., inflatable structures)
- d. Swimming Pool Enclosures

**A-33. Windows – Solar Screens, Sunscreens, Tinting**

Fixed or permanent screens are allowed so long as they meet color and appearance criteria below:

- a. **Screen color:** Dark bronze, black, or charcoal sunscreen material may be installed. The color of the screening should be dark, nearly black, to blend away with the windows. *Clear aluminum (silver colored) screen material, silver aluminum door screens are prohibited.*
- b. **Frame:** The frame for window screens must match the existing window frames.
- c. **Divided-lite windows:** When a screen is installed on a divided-lite window, the installer will add supports or divisions to the screen to mimic the vertical and horizontal details of the divided-lite windows installed on the home.
- a. **Window tinting:** Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed. **Note:** *Low-E windows will exhibit a slight reflective blue, green, or bronze tint and such Low-E glazing is hereby approved.*

If the guidelines above are met and the sunscreens are high quality and professionally installed, an Architectural Application need not be submitted for approval.

**Standard:** Windows and related outdoor elements, such as screens, skylights, window grids shall be clean, complete and in good repair. Damaged or missing screens should be repaired or replaced.

**A-34. Windows – Replacement**

ARC approval is required before any replacement windows may be installed. Owners are encouraged to hire a licensed and insured contractor for window replacement projects. Applications for window replacement will generally be approved where all the following requirements are met:

- b. Replacement windows must be clear and may have non-reflective coatings or tinting.
- c. The Association encourages energy efficient, dual pane glazing or better.
- d. Low-E windows will exhibit a slight reflective blue, green, or bronze tint and such Low-E glazing is hereby approved.
- e. Replacement windows may be constructed of aluminum, vinyl, fiberglass, or composite material.
- f. Both new construction (“full frame replacement”) and retrofit (“window only replacement”) installations will be considered for approval.
- g. Replacement windows shall match the number, location, size, glazing, operation, and lite configuration of the original builder installed windows. All window header heights shall be consistent with header heights of the original windows.
- h. Window grids are permitted, but not required.
- i. All windows on the dwelling must be similar in frame material, color, glazing, and the appearance of the stucco flange (if any), frame and sash.
- j. If any window other than an aluminum window matching the original builder installed windows in material, reflective quality, color of the glazing, and the appearance of the frame is replaced, then **all windows on the entire side of the house must be replaced with the same or similar**

**windows at the same time and all windows on the house must be replaced with similar windows within one (1) year.** Time extensions may be approved on a case-by-case basis.

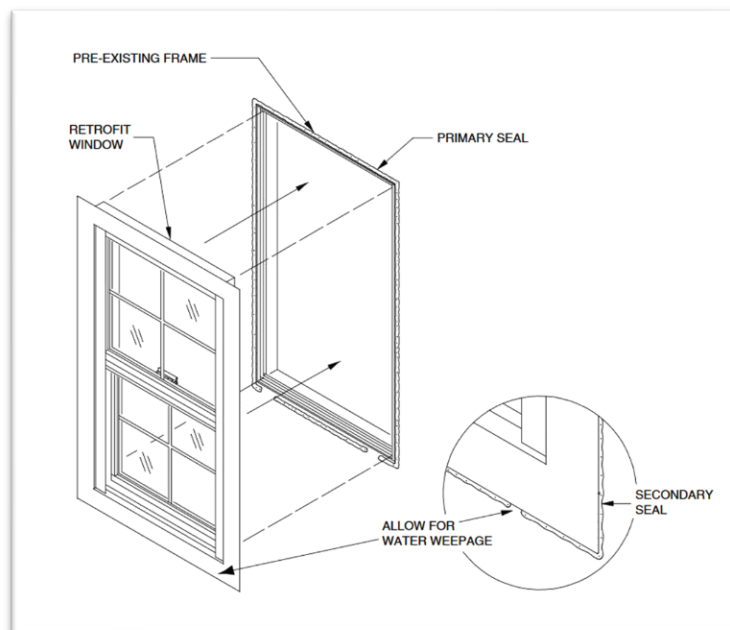
- k. The exterior “stucco fin” or “flange” on retrofit vinyl or fiberglass windows should not exceed (4-½”) in width on all sides, from the stucco to the inside edge of the glass. **Please specify the width of the stucco flange on your application, see Exhibit A-4 on the following page.**
- l. Approved frame colors are white, sand, or taupe colors. Clear anodized aluminum finishes are not permitted. Any other frame color will be considered for approval on a case-by-case basis.

**Standard:** Mirrored, iridescent, or reflective surfaces, and treatments which change ordinary glass into a mirrored, iridescent, or reflective surface, are prohibited. Non-mirrored window tinting is permitted, subject to submittal and approval.

#### **Exhibit 4 Flush Fin Retrofit Window Installation**

A flush fin (“stucco fin” or “Z-bar”) is a complete retrofit window made typically used in the desert southwest where existing aluminum windows are in place and the exterior finish is stucco. In the flush fin replacement process, the existing aluminum frame is left in place so as not to disturb the original weather barrier, which is the primary benefit of this type of replacement. Such retrofit windows are designed to be inserted from the exterior, with a **large exterior flange** or “stucco fin” designed to conceal the existing window's aluminum frame.

Source: [AAMA 2410-13 Standard Practice for Installation of Windows with an Exterior Flush Fin Over an Existing Window Frame.](#)





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## LANDSCAPING STANDARDS

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In accordance with the Declaration of Covenants, Conditions, and Restrictions for Silverstone Ranch ([CC&Rs](#)), the Board has adopted the following Standards and Procedures for Landscaping (Landscaping Standards) which shall apply to all Lots within the Association.

The Architectural Application and Review process is intended to ensure that landscaping provides a visually pleasing setting for homes and other structures, complements existing architecture, does not conflict with utilities, and colors are suited to the desert climate. Unsightly uses, features, or activities should be screened from the public and from adjacent properties, to protect views, promote privacy, and maintain property values.

Landscaping may include trees, shrubs, ground cover, vines, walkways, ponds, fountains, benches, sculpture, shade structures, and other materials used for enhancing the exterior appearance of a property. 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 ARC prior to implementation.

**Landscaping Standards shall have the same force and effect as the Association Rules.** Furthermore, all amendments, supplements, repeals, or replacements to or of the Landscaping Standards shall be subject to the approval of the Board. In the event of any inconsistency between these Architectural Standards and the Declaration, the Declaration shall control. *See ARC Standards and Procedures Landscaping (1996), page 1.*

The ARC recommends that homeowners retain professional services for landscape planning and design. The Arizona Landscape Contractors Association (ALCA) can provide a list of qualified landscape professionals to assist with individualizing landscape design. In all cases, all landscaping must comply with Town of Gilbert drainage and grading requirements.

### L-01. Borders and Turf Headers

Borders or “turf headers” are continuous materials that separate turf (real or artificial) from other planted or granite areas. Borders may also be used to define planting beds and lot lines. Borders shall be flush where they abut other paved areas and must be of the following materials: brick, Saltillo tile, Mexican tile, slump block, concrete, or 2” x 4” redwood. *See ARC Standards and Procedures Landscaping (1996), page 3.*

**Curbing manufactured from metal or similar materials are prohibited.** Other materials will be reviewed by the ARC on a case-by-case basis.

### L-02. Boulders

Landscape boulders visible from front yards and street side yards visible from neighboring properties, streets, and Common Areas should be “surface select” in color and shall be partially buried (1/3<sup>rd</sup>) in the ground. Other boulders will be considered on a case-by-case basis.



### L-03. Driveways and Driveway Extensions

Owners may apply for approval to widen the driveway leading from the street to their garage, or to repair and replace any section of such driveway. The total parking area (existing driveway plus extension) may not exceed (30') in width or (50%) of the Lot width as measured at its widest point, whichever is greater.

Owners must also apply for approval to construct a driveway extension, or uncovered additional parking area, next to an existing concrete or masonry paver driveway or adjacent to the garage.

All proposed driveway, driveway extensions and walkway changes must be submitted to the ARC and written approval must be received prior to commencement of work.

- a. Materials, color samples and setbacks to street and neighboring property must be submitted to the ARC and approved in writing prior to commencement of work.
- b. Driveways leading to the attached garage of the dwelling and walkway materials are limited to poured concrete or concrete pavers. *No asphalt, flagstone, or other material is permitted.*
- c. A driveway extension or **additional parking area** must be constructed of poured concrete, exposed aggregate, pavers, granite, or gravel. Wherever possible, consider changing impermeable surfaces to permeable pavers or gravel. *No asphalt, flagstone, lava rock and/or, cinders, or other materials is permitted.*



**Water Meters:** Where a driveway or walkway encompasses a Town of Gilbert water meter, homeowners are advised that the Town requires a minimum two feet (2') of clearance on all sides of the meter, with no poured concrete, pavers, or other hard surfaces, to facilitate any necessary meter repairs or future replacement. If trees or shrubs are planted within six feet (6') of the meter, the meter and box shall be protected by a root barrier. See Exhibit 4. Minimum Clearance around Water Meters, next page.

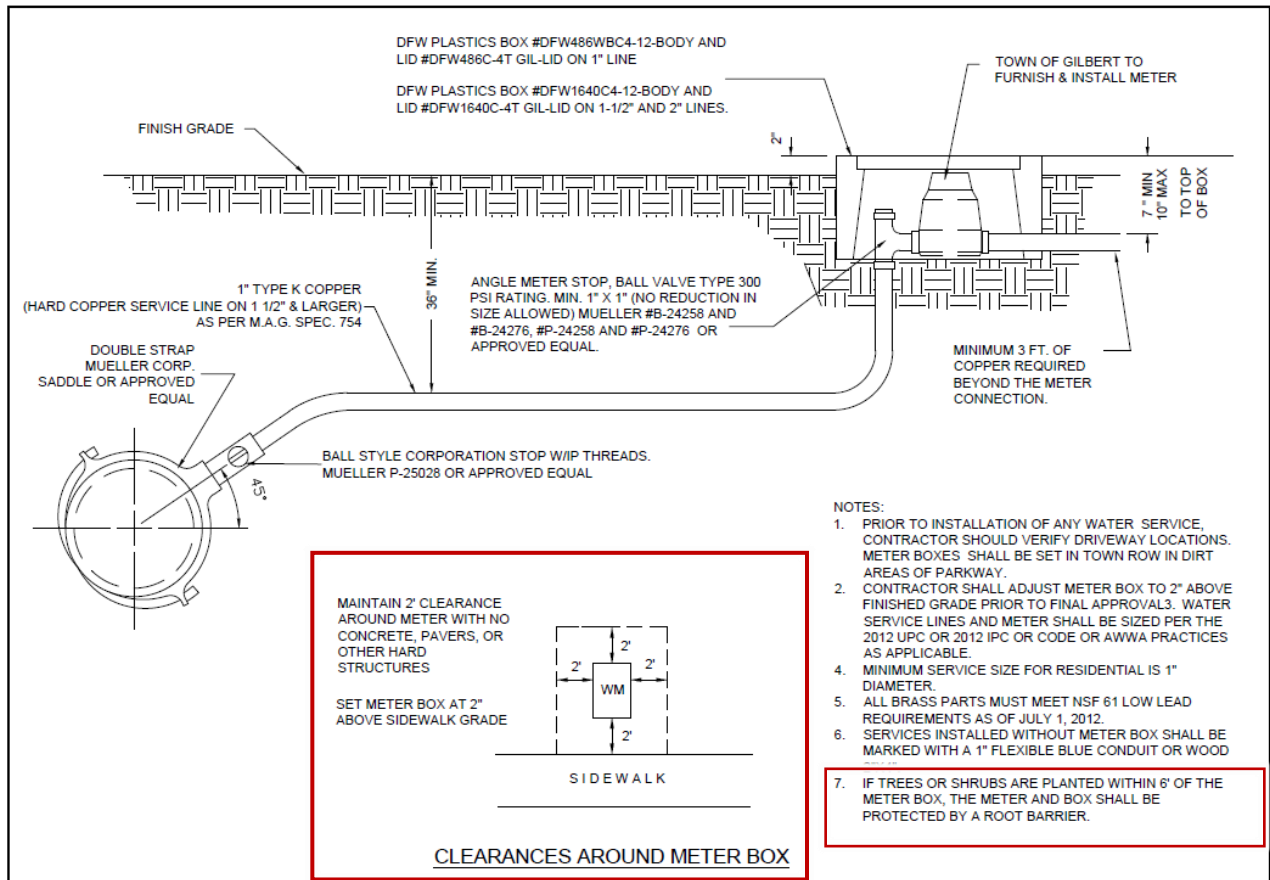
**Standard:** Hardscape surfaces shall be level and free of missing, stained, or cracked sections and substantially free of potholes, large cracks, grade depressions, or signs of erosion. Surfaces should be maintained in a clean condition and no colored, glossy, or reflective materials applied without prior approval. Matching material shall be used when replacing damaged areas. Edging is recommended along the sides of parking areas, such as large stones or curbing so that gravel is not tracked or otherwise allowed to roll onto the street or sidewalk.

**Architectural Application:** Please include the following attachments with the completed application:

- a. **Plat map, plot plan, landscaping plans, and/or drawings** of the existing Lot, locations and measurements of any paved surfaces, driveways, parking areas, or sidewalks, and materials to be used, i.e., concrete, exposed aggregate, pavers, gravel, etc. **The location of any Town of Gilbert water meter boxes should be indicated on the plans.**
- b. **Photographs** of the site and elements to be modified are extremely helpful and appreciated.
- c. **Product brochures, webpages, or images** demonstrating materials and colors, i.e., colored concrete, exposed aggregate, pavers, etc., should also be submitted for review.

**Exhibit 4. Minimum Clearance around Water Meters.** Where a driveway, driveway extension, sidewalk, or other hardscaped surface is to be located near a Town of Gilbert water meter box, the owner shall maintain a (2') clearance around the meter box, with no concrete pavers or other hard surfaces. If trees or shrubs are planted within (6') of the meter box, the meter and box shall be protected by a root barrier.

See *Town of Gilbert, Detail No. GIL-310 1" to 2" Water Service Installation, revised. 05/19/2018, Supplement to MAG Uniform Standard Details, Updated April 23, 2020, p.32.*



	<b>STANDARD DETAIL</b>	<b>1" TO 2" WATER SERVICE INSTALLATION</b>	APPROVED _____	DETAIL No. <b>GIL-310</b>
			TOWN ENGINEER _____	

**L-04. Fountains, Water Features**

Fountains will be considered for approval with the following provisions:

- a. **Location:** No fountain shall be located nearer to the front property line than the walls or attached open porch of the dwelling erected on the Lot, and
- b. **Height:** the maximum height is five feet (5').

*Other locations and heights will be considered by the ARC on a case-by-case basis.*

**Standard:** It is recommended that fountain water be chlorinated. It is the obligation of the Owner to keep the fountain well maintained and in good operating condition.

**L-05. Grading, Drainage, and Contouring**

Drainage patterns shall be maintained as set forth in the approved civil-engineered or landscape plan, especially if mounding or berming is proposed. Lots must be graded so that that storm water drains away from the residence. Water shall not be directed toward any building foundation nor toward any neighboring property. In all cases, the installation must comply with the approved Town of Gilbert grading and drainage plan.

Front yards may be contoured to create a visual interest and produce soft, gentle transitions between the existing grade of the home and the adjacent street. Contouring should transition into grades on both sides of the lot to create a flowing, continuous street scape. Include contouring plans if grading is to be adjusted or changed. Contouring shall not result in major changes to the drainage patterns on the lot.

Mounding or berming within an area measured seven feet (7') behind the back of curb along the entire frontage of lot is discouraged. Mounding and other proposed grade changes will be closely scrutinized by the ARC to assure that mounding will appear natural. *See ARC Standards and Procedures Landscaping (1996), page 3.*

**Standard:** Drainage shall not be altered to create any condition that could lead to offsite erosion or exposed areas in the ground covering. Drainage areas must be covered with rip rap or river rock.

**L-06. Granite or Rock Ground Cover**

All landscape areas not covered by turf, sidewalks, or hardscape features shall be covered by an approved ground cover such as decomposed granite, crushed rock, gravel, river rock, and/or boulders. Where granite, gravel, or other landscape rock is used, it must be of an **earth tone** color and not black, white, green, blue or other bright colors.

Artificially colored rock, lava rock and/or cinder rock, or wood chips are strictly prohibited and will not be approved. Exposed planting liners are prohibited. *See ARC Standards and Procedures Landscaping (1996), page 2.*

The size of the granite or crushed rock may range from 5/8" to 1". River rock shall be 3" or larger in average diameter. Not more than 10% of the front yard landscape may be river rock. The depth of coverage must be specified on the approved final landscape plan.

Pre-approved granite colors:

- a. Desert Gold aka “Madison Gold”
- b. Palm Gold
- c. Coral aka “Pink Coral”

All other rock colors must be approved by the ARC prior to installation.

**Standard:** Granite must not spill into the street, gutter, sidewalk, or driveway. Granite must be maintained in good condition and without an accumulation of organic material. An adequate amount of granite must be present to prevent the dirt or ground from showing. Rock areas should be treated with pre-emergent at regular intervals to prevent weed growth.

**L-07. Hardscaping**

Any additional pavement areas in any form, e.g., concrete, pavers, brick, tile, or any wood decks, etc. must be approved by the ARC. Bollards and rope are prohibited in front yards. See *ARC Standards and Procedures Landscaping (1996), page 3.*

**L-08. Irrigation**

All turf, trees, shrubs, and ground cover (exclusive of cactus) must have in-ground programmable automatic irrigation systems. See *ARC Standards and Procedures Landscaping (1996), page 2.*

Landsaped areas shall be maintained on a permanent, automatic drip irrigation system, except for turf, which may use spray irrigation. Valve or other flush mounted boxes shall be finished or painted to match the color of the ground surface (desert tan). Wall mounted equipment shall match the exterior paint scheme approved for the home on the Lot.

**Irrigation water can damage block walls, fences, and stucco.** Landscape watering should not lead to moisture infiltration or moisture fluctuation in the soils under the foundation of any block fence or any wall. Trees, shrubs and groundcovers, including turf and grasses, must be installed a minimum of three feet (3’) away from any perimeter block fence. It is recommended that vegetation installed near any wall be “desert type”, with shallow watering and moisture not to penetrate the soil more than (6”) six inches.



To prolong the useful life of block walls and fences, irrigation should be installed at least three feet (3’) away from any perimeter block wall. Shrubs and groundcovers, including grass lawns, must be setback at least three feet (3’) from any perimeter wall maintained by the Association. Regularly inspect and adjust sprinkler heads so that water does not overspray onto any part of a wall or wall footing. Do not install soil or raised bed planters against any block wall that is not designed as a retaining wall.

**Standard:** Irrigation lines should be in good repair, remain buried, and should not water excessively beyond the property line or create runoff onto hardscapes, sidewalks, or streets.

**L-09. Landscape Lighting**

Altering or installing new landscape and accent lighting requires the prior approval of the ARC.

Landscape and accent lighting must be shielded to prevent glare and shall not become a nuisance to neighbors. See *ARC Standards and Procedures Landscaping (1996)*, page 3.

- 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. All fixtures, lamps, and lights must comply with the Town of Gilbert's restrictions on light trespass and no light shall not exceed an illumination intensity of more than 0.30-foot-candlepower as measured from the lot line.
- c. Lamps/bulbs may not exceed the equivalents of 20 watts and 3000K (warm white). Colored light bulbs, lenses, or reflectors are not permitted.
- d. Landscape lights should be screened wherever possible with boulders, plant materials, walls, or other external shielding.
- e. Junction boxes must be placed below grade or screened from view to minimize daytime visibility of the hardware.
- f. Low pressure sodium bulbs are not permitted.

**Standard:** Landscape lighting shall be complementary to architecture, in like new and operable condition, free of damage, rust, oxidation, chipped paint, or other visible defects.

**L-10. Outdoor Furniture**

Furniture placed outside shall be specifically designed for outdoor use and maintained in good condition. Furniture designed to be used with a cushion must have cushion present. Outdoor furniture may be placed on a porch, courtyard, or in the rear yard. Folding portable chairs and tables shall not be permitted in public view when not in use.

**Standard:** Outdoor furniture must be kept clean and in good condition.

**L-11. Plant List – Approved**

See Appendix B for list of [Recommended Trees and Plants](#). Each plant was chosen for its availability and durability and is appropriate to the Sonoran Desert climate in which we live. Plant materials should be consistent with the landscape plan approved for the lot.

**L-12. Plant List – Prohibited**

All plants on the Prohibited Plant List (see *ARC Standards and Procedures Landscaping (1996), page 2*) are prohibited in residential areas due to invasive roots, aggressive sprouting, size at maturity, high water use, or inappropriateness to the Sonoran Desert, and will not be approved:

1. Olive trees (*Olea europaea*) other than fruitless varieties, i.e., “Santa Cruz”, “Swan Hill”, etc.,
2. Oleanders (*Nerium oleander*) other than the dwarf variety and Thevetia species,
3. Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Cortaderia Selloana*),
4. All varieties of Citrus are permitted within the confines of the back yard only,
5. Mexican Palo Verde (*Parkinsonia aculeata*),
6. All varieties of mulberry trees, and
7. Sissoo trees (*Dalberhia Sissoo*) (added October 2020).

**L-13. Pools and Spas**

Pools and spas need not be submitted for architectural approval provided the following requirements are met: (1) pool ladders visible over the block wall shall not exceed eight 8’ in height, and (2) perimeter theme walls on lots bordering the Association’s Common Areas may not be torn down.

Access to the Lot’s side or back yard must be gained by removing or tearing down a front wall on either side of the residence, leaving the perimeter theme wall intact, to assure that the perimeter wall is consistent in texture and color throughout the community.

**L-14. Pots and Planting Containers**

Decorative pots or containers may be used on porches, patios, walkways, and front courtyards. They should complement the architectural design of the home. Wherever possible, it is recommended that drip irrigation lines be provided to pots and adjusted to result in little to no water leakage. Owners with excessive numbers of pots and planters in the front or side yards, as determined by the ARC, in its discretion, shall be required to apply for ARC review and approval.

**Standard:** Pots and containers should be in good repair and maintained with healthy live or artificial plants. Owners are cautioned that the use of artificial plants requires the plants be maintained in “as-new” condition. Any fading or deterioration will require prompt removal and replacement.

**L-15. Shrubs and Groundcovers**

Shrubs and groundcover be installed at least three feet (3') from any perimeter block fence. Vegetation should be "desert type", requiring only shallow watering, with moisture not penetrating the soil more than (6") inches, to minimize the possibility of damage to the walls. Watering should not lead to moisture infiltration or moisture fluctuation in the soils under the foundation of any perimeter block fence.

**Standard:** Pruning may be needed to maintain the health of shrubs and groundcovers and should be done in a manner that provides a natural look. Plants with more than 30% dead branches must be removed and replaced with approved plants consistent with the landscape plan approved for the lot.

**L-16. Trees**

Each lot is required to have at least one (1) tree, 26 gallon or 24" box in size or larger, installed in the front yard landscape. Trees that are pruned to look like shrubs will not meet the requirement. *ARC Standards and Procedures Landscaping (1996), page 1.*

The ARC recommends that trees be setback *at least three feet (3') from any perimeter block fence* and recommends that the *drip line of a mature tree should not overlap the foundation of any structure or block wall* to minimize the possibility of structural damage from irrigation or aggressive roots.

**L-17. Trees – Citrus Trees**

Citrus trees should be planted in a sunny and wind-protected area and **may only be planted in the back yard, without exception.** Citrus canopies and fruit must be maintained with the tree owner's lot.

Fruit should be picked and disposed of in a timely and appropriate manner to discourage roof rats, rodents, and insects. Do not allow fruit to lie on the ground.

**L-18. Trees – Maintenance and Trimming**

Tree trimming is required to maintain a tree's health and should be done in a manner that provides for a natural look. Dead branches, limbs, or palm fronds must be promptly removed.

Tree owners must trim trees, shrubs, and other plants to provide a minimum eight feet (8') clearance over sidewalks and a minimum of 13-1/2 feet (13' 6") of clearance over streets, alleys, sidewalks, and other public passageways, including the Pathway and the Equestrian Trail.

**Dead and dying trees and plants must be removed.** Trees, shrubs, and plants with more than 30% dead branches and leaves must be removed and replaced with approved plants. Tree stumps must either be removed or ground below surface level and covered.

	<p>The Owner of any property fronting or bordering a street, alley, sidewalk, or other passageway shall not allow or permit trees, plant growth, or shrubs to grow in a manner that impedes, or obstructs or interferes with passage or limits the visibility of any stop sign or traffic signal. See <i>Town of Gilbert Municipal Code</i> <a href="#">Sec 54-1 Obstruction of Public Property</a> and <a href="#">Sec 54-3 Obstruction of View</a>.</p>
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### L-19. Trees – Neighboring Properties

As trees mature, their canopy may encumber a neighboring property. Under Arizona law, any part of a tree that extends over an adjacent property line (e.g., from a neighboring property into your yard) may be cut back to the property line by the owner of the adjacent property so long as the pruning does not kill the tree. However, it is usually beneficial for both parties to mutually agree to a trimming approach that will protect the health of the tree, as well as retain the shade, shape, and appearance of the tree. Where roots are disturbing wall footings, root trimming may be preferable to tree removal.



Residents are advised to consult with their neighbors to coordinate trimming which may be conducted from the property-owned side only. To trim inside of a neighboring property, the property owner must first grant permission.

### L-20. Trees – Palm Tree Trimming

Palm trees must be trimmed of dead palm branches, seed pods, and fruits on an annual basis.

**Roof rats and insects will eat palm tree seeds and fruits** in the summer when citrus isn't available. Date Palm and Queen Palm fruit must be removed and disposed of in a timely manner to discourage rodents and other pests.

**Palm tree trimming reminder letters may be sent after July 15<sup>th</sup>** each year to owners who have not yet trimmed their palm trees to remove dead fronds, flowering stems, or palm tree seed pods and fruits.



For the best chance of removing all seed pods in one trimming, it is recommended that palm trees be trimmed according to the following schedule:

- Date Palms after May 15<sup>th</sup>
- Mexican Fan Palms after June 15<sup>th</sup>
- California Fan Palms after July 15<sup>th</sup>
- Queen Palms may be trimmed any time after June 15<sup>th</sup> but expect flowering stems and fruit to emerge through September. See [Trees to Avoid](#).

### L-21. Trellises

A trellis for plant support *does not need to be submitted to the ARC for approval*, provided it is painted to match the blend with the approved paint colors for the dwelling.



**L-22. Turf**

If turf is installed in the front yard, it is recommended that it be either the “Midiron” or “Bob Sod” Bermuda seedless hybrid. “Bob Sod” is reputed to have the best shade tolerance of the Bermuda hybrids currently available in Arizona. The advantage of hybrids is the lack of seed

Turf areas must be separated from other landscape areas by a hardscaped border, such as a concrete curb or other approved material. See [Borders and Headers](#).

**Standard:** Turf lawns should be trimmed and mowed at regular intervals to provide a well-manicured appearance. Clippings should be removed. Lawns should be neatly trimmed around plant beds, walkways, foundations, and other design elements. See *Silverstone Ranch ARC Standards and Procedures (1996), page 1*.

**L-23. Turf – Artificial**

High quality, artificial turf is permitted in front yard landscapes if it is no less than 50 oz. in grade and installed by a professional installer or company. Artificial turf should not encompass more than 1/3rd of the front yard, minus garage driveway and additional parking areas.

Artificial turf must be installed in such a way as to appear seamless and uniform, and all seams should be glued. Only natural colors are acceptable, to remain unchanged from a natural green lawn appearance, and subject to approval by the ARC.

**Standard:** Artificial turf shall be maintained in like-new condition, color, and uniformity with no tears or seams visible. Fading, deterioration, wear patterns, or other damage to the artificial turf may necessitate replacement. Replacement of artificial turf must be pre-approved by the ARC to ensure like type, color, and quality of replacement product. Turf must be kept free of debris, dirt, and odor.

**L-24. Turf – Winter Overseeding**

Overseeding is not required during the winter months. However, all front yard grass areas, including any dormant lawns, are to be maintained in a neat, weed-free, attractive condition.

If the front yard is over-seeded with perennial rye grass, the rye should be installed no later than October 15<sup>th</sup> and then watered, fertilized, mowed, and trimmed at regular intervals to maintain a neat appearance.

**L-25. Walls – Perimeter Walls and Decorative Walls**

Plans for new fences or walls or additions to existing structures must be submitted to the ARC for approval prior to construction. This includes decorative walls. Unless otherwise noted in the submittal, stucco and paint must match the existing dwelling in texture and color.

Retaining walls are designed with weep holes at the bottom, which shall be kept clear of debris to allow water to be released. **Walls that are not designed as retaining walls must not have soil installed against them (includes raised planters), as it may result in finish and/or wall failure.**

Owners should email [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com) with any questions or concerns regarding the maintenance of perimeter block fences.

**Standard:** Owners shall properly maintain their masonry block fences. Proper maintenance includes, but is not limited to, protecting the fence from irrigation spray, maintaining proper grading and drainage, keeping shrubs and tree roots from disturbing the fence, preventing erosion, and preventing excess backfill, dirt, or raised planters from being placed against masonry fences. See [Responsibility for Perimeter Walls](#), *Silverstone Ranch Association, 02/07/2020*, and [CC&Rs Section 10.17 Fences](#), page 33, and *Article 11 Party Walls*, pages 38-39.

#### **L-26. Xeriscaping, Turf Conversions, Grass Lawn Removal**

Xeriscaping means using native and adaptive plants that can grow and sustain themselves in dry natural conditions such as those in the low desert surrounding the Town of Gilbert. Xeriscapes need little to no water other than what is naturally occurring and tolerate heat and drought conditions. Homeowners are encouraged to work to achieve landscaping that conserves water and other resources.

The Town of Gilbert offers extensive information about how xeriscaping might benefit your property, check out [gilbertaz.gov/xeriscape](http://gilbertaz.gov/xeriscape).

The following guidelines apply to existing xeriscapes as well as applications for new landscape conversions, grass lawn removals, or “turf conversion” projects:

- a. **Borders and Turf Headers:** Borders or “turf headers” that no longer separate planting beds or grass areas from granite covered areas must be removed.
- b. **Boulders:** Landscape boulders visible from neighboring properties, streets, and Common Areas should be “surface select” and be partially buried (1/3<sup>rd</sup>) in the ground.
- c. **Ground Cover:** Landscape areas not covered by turf or hardscape features must be covered by an approved ground cover such as granite, crushed rock, gravel, river rock, rip rap, and/or boulders. Where granite or other landscape rock is used, it must be of an **earth tone** color.  
Bare rock ground cover is not permitted unless interspersed with plants or boulders.
- d. **Irrigation:** Xeriscapes may be installed without an active in ground irrigation system.

#### **L-27. Yard Ornaments, Outdoor Sculpture, Decorative Items**

Front and side yards should appear neat, uncluttered, and maintained. Owners are encouraged to move yard ornaments, unused or excessive pots, planters, statuary, and personal decorative items to the back yard.

Keeping front yards attractive and uncluttered is a subjective standard. However, homeowners or residents with an excessive number of pots, objects, and yard art that visually obstruct the permanent landscape and/or attempt to substitute for permanent landscaping as determined by the Board, in its sole discretion, shall be required to apply for architectural review and approval.

**Standard:** Outdoor sculpture and yard ornaments shall be maintained to their like new and original condition. See also [Fountains, Water Features](#).

## ASSOCIATION RULES AND REGULATIONS

The Association Rules and Regulations (Association Rules) are more than a static list or recitation of the [CC&Rs](#) and rules. The Association allows for and recognizes changes that may be appropriate as the community evolves and adapts to meet current conditions.

This document, adopted by the Board, provides a summary of current rules, specifically including use and conduct restrictions as set forth in the [CC&Rs](#) at Article 10, that impact homeowners (“Owners”) and other residents in the community, including those who rent or lease property within the Association, as well as the service providers, visitors, and guests that visit the community. **Voluntary compliance with the Association Rules and Regulations is preferred** and will be supported with education and communication.

### AR-01. Business, Home Office, Hobby or Other Uses

Owners shall maintain their property in good, clean, safe, and attractive conditions. Home-based businesses, home offices, including garage sales and hobbies are permissible unless they generate excessive noise or traffic, create unsightly conditions visible to neighboring property, or otherwise cause a nuisance pursuant to [CC&Rs](#) Section 10.1.

### AR-02. Common Area – Planning for Private Parties and Other Events

Silverstone Ranch has two large turf retention basins, called “green spaces”, including a picnic area and Tot Lot, that are meant to be shared and enjoyed by all Owners and residents with their guests. These areas may also be used for private events and parties. However, Common Areas must not be used in such a way as to restrict their use by other neighborhood residents wanting to share and enjoy these areas at the same time.

The Community Manager is authorized to approve [requests to use the Common Areas](#) for a private party or other event. Residents planning to use Common Areas for an upcoming party or event that includes any type of portable structure, recreational equipment, or services, i.e. bouncers, tents, catering, etc., are requested to complete the **Common Area Use Request at least two (2) weeks before the date of the event to allow Management enough time to reschedule irrigation and landscaping services around the date of the event.**

### AR-03. Disposal and Dumping on Common Areas and Easements

Homeowners may not store any material nor dispose of yard waste, debris, petroleum products, or other potentially hazardous or toxic substance on any Common Area, including the Bridle Path, Stables, Pathway, or easements, irrespective of easement ownership. Fertilizers, herbicides, and pesticides may be applied to landscaping if care is used to minimize runoff.



**Pool Owners:** The Town of Gilbert prohibits the discharge of pool water contaminated with **diatomaceous earth (DE)** which is considered hazardous. DE contaminated pool water must not be discharged into curbs, gutters, streets, nor any Common Area.

#### AR-04. Flag Display

The following flags may be displayed in a manner consistent with the United States Federal Flag Code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10):

- a. Flag of the United States of America,
- b. Official replica of a flag or the United States Armed Forces, including Army, Navy, Air Force, Marine Corps, or Coast Guard,
- c. POW/MIA flag,
- d. Arizona state flag,
- e. Arizona Indian nations flag,
- f. Gadsden flag, or
- g. Flag representing one or more categories of first responders, including law enforcement, fire department, paramedics, or emergency medical technicians (EMTs).

In addition to the flags identified above, a temporary seasonal flag such as a holiday or sports team flag may be displayed. However, no other flag should be placed above the American flag and no more than two (2) flags may be displayed at any time. Flags must not be larger than 3' x 5' and proportionate to their surroundings. The Association only permits the display of the American flag as a cloth flag on a flagpole or staff.

Flags must be always maintained in good condition. Flags that are torn, ripped, faded, etc. constitute grounds for removal.

Flags **may be illuminated** with the prior approval of the ARC. Care must be taken to avoid shining lights at neighboring properties or streets.

Residents are encouraged to review guidelines listed in the *U.S. Federal Flag Code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10)* and *A.R.S. §33-1808 Flag Display*. For more information regarding flag etiquette and protocol, see the [VFW](#) website.

#### AR-05. Horse Riding

Residents who may ride their horses on the Equestrian Trail, Bridle Path (along Mesquite), Pathway (west of Lots 119-130), and northern portion of the turf retention basin on Rawhide, located east of the stables and north of the bin enclosure.

#### AR-05. Landscape Maintenance

Landscaped areas shall be maintained by the Owner or Occupant. Maintenance shall include pruning, trimming, watering, removal and replacement of dead plant material, or other required improvements. Landscaping shall be maintained in a weed-free manner and free of litter and debris.

An inground irrigation system shall be maintained in good working condition and programmed in accordance with seasonal irrigation requirements. Broken, leaking, or damaged irrigation systems shall be repaired within (14) days.

Dead/dying and damaged trees and plant material must be promptly removed and replaced.

Any issues caused by a neighboring property's plants or trees shall generally be considered a neighbor-to-neighbor issue and are to be addressed solely by the affected lot owners or occupants.

#### AR-06. Parking

It is the intent of the [CC&Rs](#) to restrict on-street parking.

Overnight on-street parking between **2:00 AM and 5:00 AM** is prohibited for homeowners and residents.

The reasons for continuing to support restrictions on overnight on-street parking include improved access for emergency vehicles, facilitating street sweeping, identifying abandoned vehicles, crime detection, encouraging off-street parking, and discouraging long-term on-street parking.

For these reasons, on-street parking is generally limited to deliveries, contractors and other service providers, short-term guests, and the short-term loading and unloading of recreational vehicles.



**Be considerate of your neighbors.** If you require temporary on-street parking, please avoid parking where your vehicle might restrict a neighbor's view when they are pulling into and out of their driveway, or where it might block the light or cause excessive glare onto their landscaping or into their homes. All vehicles must be parked in compliance with Town of Gilbert ordinances.

Residents are requested to **notify Management** at least 2-3 days in advance of whenever short-term overnight on-street parking may be required for driveway maintenance, a private event or gathering, overnight guests, house-sitters, or to load or unload a trailer or recreational vehicle.

**Management is authorized to approve most short-term on-street parking requests.** Please email or call the Community Manager at [SilverstoneRanch@wearevision.com](mailto:SilverstoneRanch@wearevision.com) or (480) 759-4945.

#### AR-07. Parking – Commercial Vehicles

A "commercial vehicle" as any vehicle **licensed** as a commercial vehicle. In other words, a vehicle may appear to be a commercial vehicle in that it carries ladders, parts or equipment, or may have a company name or logo painted on it, but it would not be considered a Commercial Vehicle unless it was licensed as such.

One (1) commercial vehicle may be parked on residential lots less than one (1) acre, subject to the following conditions:

- a. The vehicle shall not be parked in the required street front or street side setback area, and (this would include the driveway)
- b. The vehicle shall be screened from view from streets and abutting property by a solid wall, landscaping, or other improvement.

See Town of Gilbert [Land Development Code](#) Section 4.203 (W) and Board Meeting Minutes, March 28, 2013.

**AR-09. Parking – Other Vehicles**

Private passenger automobiles and pickup trucks, including pickup trucks with an unoccupied camper shell used primarily for utility or storage purposes, may be parked in the garage, driveway, or additional parking area adjacent the garage or driveway.

1. All other vehicles, including but not limited to recreational vehicles, motor homes, trailers (including horse trailers), boats, all-terrain vehicles (ATVs), and similar vehicles and equipment must be parked or stored:
  - a. in an enclosed garage or screened from view from streets and neighboring property using a solid wall, landscaping, or other improvements,
  - b. as described in [Parking – Loading and Unloading; exceptions](#),
  - c. as described in [Parking – Standard Horse Trailer](#), or
  - d. as described in [Parking – Other Trailers; exceptions](#).
2. The following vehicles and equipment may also be parked on the public streets, private driveways, and additional parking area and do not need to be screened from view:
  - a. Public safety, public utility, and telecommunications vehicles allowed by Arizona state law to park in streets and driveways, or
  - b. Temporary construction trailers, facilities, or equipment maintained during, and used exclusively in connection with, the construction of any work or improvement approved by the Association.

**Standard:** Both the tarp and the horse trailer must be kept in a like new, high-quality condition that will not detract from the high standards of the Association. See [CC&Rs](#), Section 10.2, page 29.

**AR-09. Parking – Loading and Unloading; exceptions**

In accordance with Town of Gilbert regulations, recreational vehicles, travel trailers, trucks, boats, and trailers (including horse trailers) with a manufacturer's rated chassis capacity of one (1) ton or less may be parked or stood on a public street, on a driveway, or additional parking area for **not longer than 48 hours, for loading and unloading only**. Such vehicles should not be parked in a manner that will block street access for public safety vehicles and are subject to all applicable Town of Gilbert regulations.

Residents are encouraged to notify [Management via email](#) before parking an RV, toy hauler, etc., on a street, driveway, or additional parking area in the subdivision.

See [Town of Gilbert, Code of Ordinances, Chapter 62-69 Parking trucks and trailers on residential streets](#) and [Board Meeting Minutes, July 10, 2008](#).

**AR-10. Parking – Standard Horse Trailer**

The Equestrian Lots (Lots 119 – 134) are generally large enough to keep, place, and maintain a horse trailer in the owner's side yard. However, many other lots do not have adequate space or access to park a standard horse trailer in their side yard. For these reasons, residents are required to apply to the **Architectural Review Committee** for approval **before** placing a standard horse trailer on their Lot.

**Standard Horse Trailer:** Owners or Occupants may park **one (1) standard horse trailer** in their lot's



side yard behind the front double gates, providing such trailer is **no larger than 7 feet tall, 7-1/2 feet wide, and 12 feet long**.

*Measurements are inclusive of wheels and any mounted equipment, such as ladders or air conditioners.*

Horse trailers must also be:

- a. **concealed with a tarp** made of a canvas material, and of an approved color blending with the color of the dwelling stucco, and
- b. must be **parked on an improved surface**, where **access is provided via a driveway constructed** of masonry, concrete, cement, crushed rock, or granite.

**Larger Horse Trailer:** Owners or Occupants who would like to keep a horse trailer larger than 7' tall x 7-1/2' wide x 12' long on their lot **must apply for a variance**, which requires the approval of the Board. See [Parking – Other Trailers; exceptions](#), below.

### **AR-11. Parking – Other Trailers; exceptions**

Owners or Occupants must **apply to the Board of Directors** for a **written variance** prior to placing not more than one (1) other trailer, including a utility trailer, boat, unoccupied travel trailer, or larger horse trailer in their lot's side yard, behind the front double gates.

The Board may consider a request where all the following conditions are met:

- a. Such trailer must be **no larger than 9 feet tall, 8 feet wide, and 20 feet long**, including mounted equipment, i.e., air conditioners, antennas, ladders, luggage racks, or solar panels;
- b. **concealed with a tarp** made of a canvas material, and of a color blending with the paint color approved for the dwelling;
- c. parked on an improved surface, where **access is provided via a driveway** with an improved surface of masonry, pavers, concrete, crushed rock, or granite;
- d. where the **nearest perimeter wall is at least 6-1/2 feet tall**, such that the top of the trailer, inclusive of mounted equipment, is no more than 2-1/2 feet taller than the nearest perimeter wall, as measured from the highest finished grade on either side of the wall;
- e. will be kept or placed at least five feet (5') from all property side lines and at least ten feet (10') from any part of the dwelling, and behind the front planes of the dwelling on the lot and the nearest neighboring dwelling; and
- f. **complies with all applicable laws**, including state laws and Town of Gilbert ordinances.

Should a variance be granted, the variance shall apply only to the specific equipment identified in writing by the Association and, unless stated otherwise, **shall not run with the Lot**.

**Standard:** Trailers, including horse trailers, must be covered with a canvas tarp of a color blending with the approved color for the dwelling and the required tarp must be maintained in high-quality condition that will not detract from the high standards of the Association.

**AR-12. Pets – Dog Barking**

No Owner or Occupant shall keep a dog within the community which is in the habit of barking or howling so as to disturb the peaceful enjoyment of private property by the Owners and Occupants of nearby Lots. Barking dogs should be addressed to the Town of Gilbert Police Department and Code Compliance Department on a complaint basis, see [Municipal Code Section 6-2](#).

**AR-13. Pets – Dogs Off Leash, Running at Large**

No dog shall be permitted at large. Each dog shall be on a leash or under the physical control of the pet's owner or custodian when on public or in Common Areas. Pet owners are advised that Town of Gilbert prohibit dogs running at large, see [Municipal Code Section 6-60](#), and that injury to any person or damage to any property by a dog while at large shall be the full responsibility of the owner or person responsible for the dog when such damages were inflicted, see [Municipal Code Section 6-61](#).

**AR-14. Pets – Dog Waste**

Any person owning, or having the care, charge, control, or custody of any dog must clean up after the dog. The Town of Gilbert also requires dog owners to immediately pick up and properly dispose of dog waste, see [Municipal Code Section 6-62](#).

Complaints regarding barking dogs, running at large, and dog waste should be directed to the Town of Gilbert Police Department.

**AR-15. Pets – Livestock, Poultry**

Except for horses as provided in Section 10.1 of the [CC&Rs](#), raising, breeding, or keeping of livestock or poultry is prohibited. A reasonable number of dogs, cats, or other usual and common household pets are be permitted on an Owner's property.

All pets are prohibited from making an unreasonable amount of noise, endangering the health or safety, or causing any other form of nuisance, as determined by the Board, in its discretion.



### AR-16. Pool and Spa – Draining and Backwashing

The Town of Gilbert provides three (3) options to drain or backwash your pool or spa.

**Option 1: Your Yard or property.** Owners and Occupants electing his option must not allow water drained from their pool or spa to infiltrate the soils under the foundation of any perimeter block fence or Common Wall for which the Association has maintenance obligations.

**Option 2: The Sanitary Sewer Clean-Out \*\*\*Preferred Method\*\*\*.** If you cannot safely contain the water on your lot, or if you can answer “YES” to any of the following questions, then **drain your pool or spa into the sanitary sewer clean-out located in your front yard.**

- Is the water high in chemicals, including chlorine, salt, or algaecide?
- Is the water green?
- Are you **backwashing** a DE (diatomaceous earth), sand, or cartridge filter?
- Is the water from a saltwater pool?
- Do the streets or sidewalks typically experience flooding problems?

**Option 3: Curb and Gutter.** Clean water and rainwater are the only types of water permitted in the Town’s curbs and gutters. Residents must take care not to disturb or flood neighbors. **Please do not drain or backwash a pool or spa into the gutters during the bulk trash pickup week.**

Owners are advised that they may be responsible for the costs to repair erosion or landscaping damage caused by draining or backwashing their pool onto or over a Common Element, Common Area, or easement maintained by The Association.



**Pool Owners:** The Town of Gilbert prohibits the discharge of pool water contaminated with **diatomaceous earth (DE)** which is considered hazardous. DE contaminated pool water must not be discharged into curbs, gutters, streets, nor any Common Area.

### AR-17. Public Organized Sports Teams and Common Area Usage

The Association’s green spaces were designed as flood water retention basins and are not designed to support Public Organized Sports Teams, defined as sports teams involved in regularly scheduled or league play whose members include individuals residing outside of Silverstone Ranch. Public Organized Sports Teams not affiliated with the Association may not practice, or hold matches on any of the community’s green space. *See Board Meeting Minutes, Green Space Policy, April 22, 2004.*

**This policy is not intended to preclude Owners and residents from using the Association’s green spaces for “pickup” games or other informally organized sporting activities.** Non-resident family members and guests of Owners and residents are also welcomed to participate in such activities.

Residents are advised that the north end of the North Retention Basin on Rawhide Street, east of the stables and north of the dumpster enclosure, are reserved for horse riding and should not be used for sporting activities.

**AR-18. Rental Property and Tenant Registration**

Owners are required to provide their tenants with a copy of the Association's Governing Documents, including the [CC&Rs](#), Rules and Regulations, and all other Silverstone Ranch policies. Owners may contact Management at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com) to obtain any required documents.

Pursuant to Arizona Statute A.R.S. §33-1806.01, which went into effect on July 24, 2014, completion of the **Tenant Registration Form** is required each time an Owner leases to a new tenant or renews a lease with an existing tenant on a property within Silverstone Ranch. Owners must submit the Tenant Registration Form within thirty (30) days of the rental/lease commitment, and a minimum of five (5) business days prior to the tenant's proposed move-in date

**AR-19. Seasonal or Holiday Lights and Decorations**

Holiday decorative items, such as inflatables, displays, and holiday flags, do not require approval. Seasonal and Holiday lighting and decorations may generally be displayed from Oct 1 – Jan 9.

**AR-20. Signs**

Unless otherwise explicitly provided below, no signs which are visible from streets or neighboring property shall be erected or maintained on any Lot except signs required by legal proceedings. No signs shall be placed so as to create a traffic or other hazard.

Any unauthorized signage located on the Common Areas may be removed by the Association.

**a. Signs – Political**

Political signs may be displayed on private property (71) calendar days before an election day and must be removed within (3) calendar days after the election.

Any political signs must follow Arizona law and applicable Town of Gilbert regulations concerning political signs.

Political signs must not be placed on Common Areas, which are private property owned by the Association.

**b. Signs – Real Estate**

Commercially produced “For Sale,” “For Lease/Rent” and “Open House” signs and a sign rider in conformance with the industry standard size not exceeding 18”x24” is hereby permitted on a Property Owners’ property. Placement of “for sale” or “for lease” signs on perimeter theme walls within Silverstone Ranch prohibited.

**c. Signs – Event Signs**

Event signs, including garage sale signs, do not require prior approval from the Association so long as signs are used only when the event is taking place. All such signs should be free-standing and not attached to trees, posts, fences, light poles, cluster mailboxes, etc. For example, an “A-frame” sign would be considered a “free standing” sign.

*For more information, please see the [Arizona Revised Statutes](#) (A.R.S. §16-1019), [Planned Community Act](#) (A.R.S. §33-1808), and [CC&Rs](#) Section 10.7, “Signs”, page 30.*

**AR-21. Stables – Agreement**

The Silverstone Ranch Association is a private equestrian community designed to facilitate a comfortable lifestyle for all our residents. Equestrian amenities include a self-board Community Stable and multiuse Equestrian/Pedestrian Trail and Bridle Path. Any Member, Lot Owner, or an Owner's Tenant or Occupant, in good standing with the Association, must apply for approval prior to placing a horse in a Stall in the Stables, with a maximum of (2) horses per Lot, and a limit of (1) horse per Stall. The Lot Owner/Applicant must complete and sign the current Stables Agreement and meet all the pre-occupancy requirements listed therein prior to taking occupancy of a stall in the stables.

The regulation and enforcement of the Stable Agreement shall be consistent with the Association's governing documents, the Stables Agreement, and all other Association rules and policies adopted by the Board. For specific provisions, please refer to the Association's governing documents, including the [CC&Rs](#) and the most current [Stables Agreement](#).

**AR-22. Stables – Insect Control**

Modern, automated insect control equipment must be installed in the Stables and on each Equestrian Lot where horses are kept. See [CC&Rs](#) Section 10.16, "Sanitation", page 33.

**AR-23. Stables – Manure Dumpster**

Manure must be kept in covered containers meeting the Town of Gilbert's sanitation requirements and must be regularly removed from the Property. See [CC&Rs](#) Section 10.16, "Sanitation", page 33.

Residents are advised not to use the Stable's manure dumpster or its enclosure for bulk trash nor allow their contractors to discard construction materials there. See *Board Meeting Minutes, April 28, 2011*.

**AR-24. Storage of Personal Items – Items in View**

When not in use, all personal items must be stored out of public view, either behind a fence or inside the garage, i.e., sports and camping equipment, landscape and construction materials/supplies, cleaning supplies, palettes, storage containers, grills, items not intended for outdoor use, any unsightly items, etc.

Hoses must be rolled up and stored when not in use. Hose carts should be disconnected and stored out of site.

### AR-25. Trash – Trash & Recycling Bins

Trash and recycle bins or containers may be placed out in view the night prior to the day of pick-up and must be removed from view the morning after the day of pick-up.

At all other times, trash, and recycling bins visible from the street, neighboring properties, or Common Areas is a violation of the CC&Rs and the Town of Gilbert

For more information, please see the Town of Gilbert website for current [Bulk Trash Guidelines](#) and [Trash, Recycle, and Bulk Pickup Schedule](#) or email the Town at [utilities@gilbertaz.gov](mailto:utilities@gilbertaz.gov)

### AR-26. Trash – Bulk Trash Pickup

The Town of Gilbert's [Bulk Trash Pickup Service](#) is scheduled every five weeks for items that are too large to fit in a homeowner's regular trash container.

Per the Town of Gilbert, items may be out for pick up no earlier than the Saturday prior to and no later than 5:00 AM on the Monday of the scheduled collection week. All bulk items should be placed **in the street against the curb in front of your lot**, a minimum of five feet (5') away from all obstacles including trash/recycle containers and vehicles.



Hazardous debris, including nails, screws, broken glass, light bulbs, etc., pose a safety issue to neighbors, children, pets, and property.

As a courtesy to neighbors, homeowners are requested to sweep up and remove any debris left on the streets or sidewalks within two (2) days after the actual pickup date.

It is your responsibility to remove bulk trash from view within five (5) calendar days of the last day of the scheduled bulk pickup week. If the Town does not pick up your bulk trash, please [contact the Town of Gilbert and report it](#) and then email Management at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com) with your new pickup date.

The Town of Gilbert offers special bulk pick-ups to residents for a fee. **All special pickups should be scheduled and confirmed before bulk trash is set out for service.**

Contact the Town of Gilbert at (480) 503-6400 to arrange for a special pick-up and then email Management at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com) with your confirmation number and pick-up date.

### AR-27. Trash – Hazardous Household Waste

The Town of Gilbert maintains a hazardous household waste facility at [2224 E Queen Creek Road Gilbert, AZ 85297](#). Please check the [Household Hazardous Waste Facility website](#) or call (480) 503-6400 for more information.

Modern insect control equipment shall be installed in the Stables and on each Equestrian Lot where horses are kept. See [CC&Rs Section 10.16 "Sanitation"](#), page 33.

## APPENDIX A. ARCHITECTURAL APPLICATION PROCEDURE

To the extent that any local government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in the Association Rules or the Declaration, the government standards shall prevail. To the extent that any local government standard is less restrictive than the rules or the Declaration, the Declaration, and Association Rules (in that order) shall prevail.

### Architectural Review Committee

The Architectural Review Committee (ARC) is appointed by the Board of Directors of the Association, which serves as the final authority on all Architectural and Landscape Design issues as set forth in Article 9 of the [CC&Rs](#). The Committee is responsible for reviewing all proposed changes, modifications or alterations to the exterior structure and landscaping of each home.

All proposed changes must be submitted to the ARC for approval and no work may begin without the approval of the ARC. Procedures for submitting proposed changes to the ARC are listed below.

### Obligation to Obtain Approval

Architectural review and approval is required for all new construction and any modifications, additions, or alterations to improvements on any portion of the Property including the construction or installation of, or modifications, additions or alterations to homes and all other buildings or other structures including, stables, corrals, fences and other structures; fixtures or devices for the care, feeding, exercise or containment of horses; landscaping; fences and fence walls; paint; and any other construction, modification, addition or alteration affecting the exterior appearance of any structure or Lot, with the following **exceptions**:

1. **Maintenance and repairs:** Repairs that do not alter the exterior design of an existing structure or landscaping; or
2. **Original Builder Applied Paint Colors:** If an Owner is planning to repaint their home using the same paint colors currently applied to the home and which were originally applied by the builder this would not be considered a change and the owner is not required to request approval prior to repainting the same builder applied paint colors. *Board of Directors, New Door Colors & Exception to the Obligation to Obtain Approval, November 2010*

### Permits

In addition to the [CC&Rs](#) and these Architectural and Landscaping Standards and Application Procedures, all buildings and structures erected within Silverstone Ranch, including the use and appearance of all land within Silverstone Ranch **shall comply with all applicable county, state, federal, and Town of Gilbert zoning and code requirements.**

Any additional permits required by the Town of Gilbert or other governmental agency are the responsibility of the Owner.

A permit from the Town of Gilbert does not take the place of written approval required by the Association. Additionally, a permit or other approval by the Town of Gilbert or other governmental entity does not guarantee approval by the Association.

Any approval by the Architectural Review Committee (ARC) will be deemed null and void if any required Town of Gilbert, county, state, or federal permits have not been obtained prior to commencement of work, or if such permits were denied. If the Town of Gilbert or other permit issuing authority requires alterations or modifications of a project already approved by the ARC, the entire project must be resubmitted to the ARC with the Gilbert mandated modifications or alterations noted.

### Supporting Documentation

A completed Architectural Application is required for any project that involves modifications or additions to the exterior of existing home, buildings, walls, fences, including landscaping changes.

Supporting document requirements will vary by type of project and may include any of the following supporting documents.

- a. **Architectural Application**. Complete as much information as possible, including a brief description of the work to be performed.
- b. **Plat map or plot plan**, including lot boundaries and dimensions.
- c. **Photographs** of existing site area or element to be modified are extremely helpful to committee members and are very much appreciated.
- d. **Architectural plans or drawings of the proposed project**: Graphic representation of the locations and dimensions of all proposed improvements including, without limitation, all buildings, other structures, walls, fences, hardscaping, irrigation, fireplaces, equipment and enclosures, and exterior lighting *visible from the street, Common Area, or neighboring properties*. Digital photographs may be allowed if dimensions, materials, and other critical information is indicated on the photograph.
- e. **Product brochures, cut sheets, or sell sheets**. Typically include the manufacturer's specifications and product details, dimensions, materials, color, finish, and how a product should be installed and/or secured.
- f. **Samples**. Samples of exterior building materials and colors typically requested by the committee include artificial turf, awning swatches, concrete curbing, pavers, and roof tiles. Paint samples of colors from the Association's pre-approved color palette do not need to be submitted for approval when the exact approved color brand and scheme is specified.
- g. **Permits** (if required). Permits required by the Town of Gilbert must be received by the Association before construction begins, including any variances received.

## Online Application Process

To begin the online application process, go to the [Silverstone Ranch website](http://www.silverstoneranchhoa.org) at [www.silverstoneranchhoa.org](http://www.silverstoneranchhoa.org).

From the website's home page click [File your architectural request online](#).

Gather the information needed to complete the application, including supporting documentation links, photos, etc.

- Step 1: Owner's Contact Information:** Provide your contact information so that the ARC may communicate with you regarding your request. If your mailing address is different from the property's address, please enter your mailing address.
- Step 2: Lot Number or Address:** Provide the lot number or lot street address.
- Step 3: Proposed Modifications:** Briefly describe the proposed modification or maintenance. If you have selected a contractor, please provide the contractor's contact information.
- Step 4: Provide Attachments:** Attach supporting documents that are required or might be helpful to the committee members, i.e., plot plans, drawings, brochure or catalog images, photographs, maps, permits, etc.
- Step 5: Term and Submission:** Review terms and click the "Agree and Submit" button.



A **confirmation email** will be sent to the email address on your application.

If you do not receive an email within three (3) business days of submitting your application, check your spam or junk email folders. If you are still unable to locate an email, contact Management at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com) and request assistance.

## Applications Submitted via E-mail, Fax, Mail or Hand-delivery

For the convenience of homeowners who prefer to use a manual or paper-based Architectural Application Process, copies of the [Architectural Application form](#) are available on the public-facing website. Forms are also from the Management Office.

Applications and any supporting documentation required may be e-mailed, faxed, mailed, or hand-delivered to:

Silverstone Ranch Association  
c/o Vision Community Management  
16625 S Desert Foothills Pkwy • Phoenix, AZ 85048  
Phone: (480) 759-4945 • Fax: (480) 759-8683  
Email: [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com)



## Review and Approval

Homeowners will be notified of the Architectural Review Committee's approval or disapproval in writing.



**The Architectural Review Committee shall have forty-five (45) days after receipt of the architectural change request to approve or disapprove** of the proposed construction, installation, modification, alteration, or addition. See [CC&Rs](#) Section 9.3 Submission of Review and Plans.

Review and approval or disapproval includes, but may not be limited to, consideration of material, quality of workmanship, colors, consistency with the external design and color of existing structures on the lot and on neighboring lots. The location of the improvement with respect to topography and finished grade elevation may also be considered.

Management may also review or study an architectural application for completeness, violation status, previous denials, or other approvals/denials in the community for a similar request and add any of this information to the application. **Management may make recommendations to the Architectural Review Committee for an application's approval or denial.**

The Association shall not have any liability in connection with or related to approved plans, specifications, or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only.

## Appeals

An applicant may appeal a decision of the Architectural Review Committee.

Any appeal of the Architectural Review Committee's decision must be submitted in writing to the Board of Directors within 30-days from the mailing of the Architectural Review Committee's decision.

Please email, fax, or mail your written appeal to:

Silverstone Ranch Association  
c/o Vision Community Management  
16625 S Desert Foothills Pkwy • Phoenix, AZ 85048  
Phone: (480) 759-4945 • Fax: (480) 759-8683  
Email: [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com)

**Appeal Hearing and Written Decision:** The Board shall notice the appeal on the agenda and discuss the appeal at the next regularly scheduled Board meeting.

The Board will provide a written decision to the owner/applicant, including the reasons behind the decision, within ten (10) days of the Board meeting in which the appeal was discussed.

If a decision of the Architectural Review Committee is overruled by the Board on any issue or question, the decision will be deemed modified to the extent specified by the Board, see [CC&Rs](#), Section 9.10 Appeals, page 28.



## Waivers and Variances

Waivers and variances provide relief from the strict application of the Association's governing documents, including architectural standards and procedures. The Board, acting in its discretion, may grant a waiver or variance from the governing documents, including these Architectural and Landscaping Standards and Procedures, based on extenuating circumstances, see [CC&Rs](#), Section 10.29, page 38.

All waivers and variances must be documented in writing, including applicable details, for example, the specific vehicle or piece of equipment to which the variance applies, the duration of the variance, and the reason for granting the variance.

A waiver or variance may be granted if the Board, in its discretion, determines that:

- a. **Extraordinary circumstances exist that justify the variance**, i.e., a rule, standard, procedure, or restriction creates an unreasonable hardship or burden on a Property Owner or resident, or there has been a **change of circumstances** since the recordation of the CC&Rs that has superseded or rendered a restriction obsolete.
- b. Such variance is **not a major deviation** from the Association's governing documents.
- c. Has been **communicated** to Vision Community Management, and
- d. **Complies with all applicable laws**, including state laws and Town of Gilbert ordinances.

If a variance is granted, it shall apply only to the specific project, issue, item, or equipment identified in writing by the Association and, unless stated otherwise, **shall not run with the Lot**.

A variance from any standard, restriction, rule, or procedure does not grant or imply approval for any other variance or waiver in any subsequent request or set a precedent for future requests.

## Commencement, Expiration, Time Extensions

It is the responsibility of the Property Owner to verify architectural approval before commencing work on any project, modification, addition, or change.

- a. **Approval Expiration:** Construction must be started or commenced within ninety (90) days of the Approval Date, or the application must be resubmitted.
- b. **Construction Period:** The Association expects Owners to make diligent and continuing progress toward completed construction within (6) months of the Approval Date.
- c. **Time Extension:** If a project is not completed within (6) months of commencement, the ARC may request the applicant to file a new Architectural Application requesting an extension and to provide a new completion date.

## Changes after Final Approval

If an applicant wishes to make a material change to a project that deviates from the work described on a previously approved architectural application, the applicant must submit a written request to Management at [silverstoneranch@wearevision.com](mailto:silverstoneranch@wearevision.com) clearly describing the proposed change(s) and must receive the written approval of the Association before implementing the change.

*Silverstone Ranch Association*  
Trees and Plants Recommended for Residential Lots

**APPENDIX B. LIST OF RECOMMENDED TREES AND PLANTS**

Botanical Name	Common Name	Width	Height	Notes
<b>TREES</b>				
<u>Acacia Aneura</u>	Mulga*	15'-20'	15'-20'	
<u>Acacia craspedocarpa</u>	Leatherleaf Acacia*	12'-15'	12'-15'	
<u>Acacia schaffneri</u>	Twisted acacia	20'-25'	25'-30'	
<u>Acacia willardiana</u>	Palo Blanco*	12'-15'	10'-20'	
<u>Bauhinia lunarioides</u>	Anacacho orchid tree	6'-10'	8'-12'	
<u>Caesalpinia Cacalaco</u>	Cascalote*	11'-15'	11'-15'	Thornless variety 'Smoothie'
<u>Chilopsis linearis</u>	Desert Willow	15'-35'	15'-35'	
<u>Chilopsis linearis "Bubba"</u>	Bubba Desert Willow*	10'-15'	15'-20'	
<u>Chitalpa tashkentensis</u>	Chitalpa	20'-30'	25'-35'	
<u>Citrus (species)</u>	Citrus	15'-25'	20'-30'	<b>*Back yard only</b>
<u>Cocculus laurifolius</u>	Snail seed*	20'-25'	20'-25'	
<u>Cordia boissieri</u>	Texas Olive*	15'-20'	15'-20'	aka Anachuita
<u>Dodonaea viscosa</u>	Green Hopbush*	15'-20'	15'-20'	purple variety may be available
<u>Eucalyptus kruseana</u>	Book-leaf mallee	8'-15'	5'-15'	Small ornamental eucalyptus
<u>Laurus nobilis</u>	Laurel bay	15'-30'	15'-40'	
<u>Lysiloma thornberi</u>	Desert Fern*	12'-15'	12'-15'	
<u>Olea europaea</u>	Fruitless Olive	25'-30'	25'-30'	'Swan Hill' or 'Hills of Santa Cruz'
<u>Olneya tesota</u>	Ironwood	15'-30'	15'-30'	
<u>Pistacia lentiscus</u>	Mastic*	20'-50'	16'-20'	
<u>Pistacia x 'Red Push'</u>	Red Push Pistache	30'-40'	30'-40'	
<u>Pittosporum angustifolium</u>	Weeping Pittosporum*	10'-15'	23'-30'	
<u>Prosopis juliflora var. velutina</u>	Velvet Mesquite	30'	30'	
<u>Prunus cerasifer</u>	Purple leaf plum*	15'-20'	15'-20'	
<u>Pyrus kawakammi</u>	Chinese evergreen pear	15'-30'	15'-30'	
<u>Sophora secundiflora</u>	Texas Mountain laurel	10'-15'	15'-25'	
<u>Thevetia peruviana</u>	Yellow Oleander	10'-15'	10'-20'	aka 'Yellow Bell'
<u>Ulmus parvifolia</u>	Chinese Evergreen Elm	30'-40'	40'-50'	
<u>Vitex agnus-castus</u>	Chaste tree*	10'-20'	10'-20'	
(*) Utility friendly tree				
<b>PALM TREES &amp; CYADS</b>				
<u>Chamaerops humilis</u>	Mediterranean fan palm*	10'-15'	10-15'	Cold hardy to 15°F.
<u>Cycus revoluta</u>	Sago Palm	5'	10'	Cold hardy to 20°F.
<u>Phoenix dactylifera</u>	Date Palm	20'-40'	50'-80'	Cold hardy to 25°F (-4°C).
<u>Phoenix roebelenii</u>	Pygmy Date Palm*	5'-10'	6'-15'	Hardy to 30°F.
<u>Trachycarpus fortunei</u>	Windmill Palm	10'	30'-40'	Cold hardy to 5°F.
<u>Washingtonia filifera</u>	California Fan Palm	15'	60'	Cold hardy to 15°F.
<u>X Butiagrus nabonnandii</u>	Mule Palm (Butia hybrid)	15'	30'	Fruitless. Superior to Queen palm. Cold hardy to 15°F.

*Silverstone Ranch Association*  
**Trees and Plants Recommended for Residential Lots**

<b>Botanical Name</b>	<b>Common Name</b>	<b>Notes</b>
<b>LARGE SHRUBS</b>		
<i>Bougainvillea</i> 'B. Karst', 'La Jolla', etc.	Bougainvillea	Evergreen Shrub or Vine
<i>Caesalpinia pulcherrima</i>	Red Bird of Paradise	Deciduous Shrub
<i>Caesalpinia mexicana</i>	Evergreen Bird of Paradise	Evergreen Shrub
<i>Calliandra californica</i>	Baja Fairy Duster	Evergreen Shrub
<i>Calliandra eriophylla</i>	Native Fairy Duster	Evergreen Shrub
<i>Duranta erecta</i> 'Sweet Memory'	Purple Sky Flower	Semi-evergreen Shrub
<i>Justicia spicigera</i>	Mexican Honeysuckle	Evergreen Shrub
<u><i>Eucalyptus</i></u> 'Moon Lagoon'	Fine leaved Mallee	Evergreen shrub
<i>Larrea tridentata</i>	Creosote	Evergreen Shrub
<i>Leucophyllum fructens species</i>	Texas sage	Evergreen Shrub
<i>Myrtus Boetica</i>	Twisted Myrtle	Evergreen Shrub
<i>Nerium oleander</i>	Oleander 'Petite Pink'	Evergreen Shrub
<i>Raphiolepis indica species</i>	Indian Hawthorne	Evergreen Shrub
<i>Simmondsia chinensis</i>	Jojoba	Evergreen Shrub
<i>Tecoma stans varieties</i>	Yellow Bells, Sparky, etc.	Evergreen Shrub
<i>Vitex trifolia</i> 'Purpurea'	Arabian Lilac	Evergreen Shrub
<b>SMALL SHRUBS</b>		
<i>Asclepias species</i>	Desert Milkweed, Butterfly Milkweed	Evergreen Shrub
<i>Calliandra eriophylla</i>	Fairy Duster "Pink"	Evergreen Shrub
<i>Carrissa macrocarpa</i>	Boxwood Beauty, Natal Plum	Evergreen Shrub
<u><i>Chrysactinia mexicana</i></u>	Damianita	Evergreen Shrub
<i>Convolvulus cneorum</i>	Bush Morning Glory, Silverbush	Evergreen Shrub
<i>Eremophila</i> 'Valentine'	Emu bush	Evergreen Shrub
<i>Euphorbia myrsinites</i>	Donkey Tail Surge	Evergreen Shrub
<i>Euphorbia antisiphilitica</i>	Candelilla	Evergreen Shrub
<u><i>Euphorbia rigida</i></u>	Gopher plant	Evergreen Shrub
<u><i>Euryops species</i></u>	Euryops Daisy	Evergreen Shrub
<i>Lantana species</i>	Lantana	Evergreen Shrub
<u><i>Leucophyllum fructens</i></u>	Texas Ranger, Texas Barometer Bush	Evergreen Shrub
<i>Plumbago auriciata</i>	Cape plumbago	Evergreen Shrub
<i>Ruellia species</i>	Ruellia	Evergreen Shrub
<i>Senna artemisioides</i>	Feathery Cassia	Evergreen Shrub

*Silverstone Ranch Association*  
**Trees and Plants Recommended for Residential Lots**

Botanical Name	Common Name	Notes
<b>ACCENTS</b>		
<i>Agave species</i>	Aloe	Succulent
<i>Aloe species</i>	Agave	Succulent
<i>Bougainvillea 'Torch Glow'</i>	Torch Glow Bougainvillea	Upright, twisted appearance
<i>Carnegiea gigantea</i>	Saguaro	Cactus
<i>Cereus hildmannianus</i>	Night Blooming Cereus	Cactus
<i>Dasylirocn species</i>	Desert Spoon, aka <i>Sotol</i>	Evergreen shrub
<i>Echinocactus grusonii</i>	Golden Barrel	Cactus
<i>Ferocactus acanthodes</i>	Compass Barrel	Cactus
<i>Ferocactus wislizenii</i>	Fish Hook Barrel	Cactus
<i>Fouquieria splendens</i>	Ocotillo	Cactus
<i>Hesperaloe species</i>	Red and Yellow Yuccas	Succulent
<i>Lophocereus schottii</i>	Senita	Cactus
<i>Opuntia species</i>	Prickly Pear	Cactus
<i>Stenocereus marginatus</i>	Organ Pipe Cactus	Cactus
<i>Yucca species</i>	Yucca	Succulent
<b>GROUNDCOVERS</b>		
<i>Acacia redolens</i>	Trailing Acacia, Desert Carpet	Erosion control
<i>Bulbine frutescens</i>	Stalked Bulbine (succulent)	Orange blooms in spring
<i>Cynodon dactylon (hybrids)</i>	Hybrid Bermuda ("summer grass")	"Midiron" and "Bob Sod" seedless hybrids preferred
<i>Epilobium canum</i>	Hummingbird Trumpet, California Fuchsia	formerly <i>Zauschneria</i>
<i>Gazania species</i>	Gazania	
<i>Hymenoxys acaulis</i>	Angelita Daisy	
<i>Lantana species</i>	Lantana	
<i>Lolium grasses</i>	Annual & Perennial Rye grasses	Cool season lawn grass
<i>Malephora lutea</i>	Rocky Point Ice Plant	
<i>Oenothera species</i>	Primrose	
<i>Rosmarinus officinalis</i>	Dwarf Rosemary	
<i>Ruellia brittoniana 'katie'</i>	Dwarf Ruellia	
<i>Verbena species</i>	Verbena	
<b>VINES</b>		
<i>Antigonon leptopus</i>	Coral Vine, Queens Wreath	
<i>Jasminum mesnyi</i>	Primrose Jasmine	
<i>Merremia aurea</i>	Yucca Vine	
<i>Podranea (species)</i>	Trumpet Vine	
<i>Pyracantha coccinea</i>	Firethorn	
<i>Solanum species</i>	Potato Vine	
<i>Vigna caracalla</i>	Snail Vine	

*Silverstone Ranch Association*  
**Trees and Plants Recommended for Residential Lots**

Botanical Name	Common Name	Notes
<b>PERENNIAL WILDFLOWERS</b>		
<u><i>Baileya multiradiata</i></u>	Desert Marigold	
<u><i>Baileya pleniradiata</i></u>	Woolly Desert Marigold	
<u><i>Eschscholzia californica Cham.</i></u>	California Poppy	Red, orange, yellow, even pink
<u><i>Zinnia acerosa</i></u>	Desert Zinnia	
<u><i>Oenothera lindheimeri (var)</i></u>	Wandflower, Whirling Butterflies	Formerly “ <i>Guara linheimeri</i> ”
<u><i>Lavandula dentata</i></u>	French Lavender	Gray or green varieties available
<u><i>Lupinus (species)</i></u>	Lupine	
<u><i>Melampodiun leucanthum</i></u>	Blackfoot Daisy	
<u><i>Tagetes lemmonii</i></u>	Mt. Lemmon Marigold	
<u><i>Penstemon (species)</i></u>	Penstemon varieties	
<u><i>Psilotrophe cooperi</i></u>	Paper Flower	
<u><i>Zinnia grandiflora Nutt.</i></u>	Rocky Mountain Zinnia	
<u><i>Salvia (species)</i></u>	Sage	Evergreen Shrub
<u><i>Sphaeralcea ambigua</i></u>	Desert globe Mallow	
<u><i>Zephyranthes grandiflora</i></u>	Rain Lily	Blooms only in spring, generally a few days after a rainstorm.
<b>ANNUALS</b>		
<i>Seasonal varieties</i>	Seasonal varieties	

*Homeowners are responsible for selecting plants that are properly sized and appropriate for the intended location. Approved Plant List is not all inclusive; other plant species may be considered in accordance with the Association’s governing documents.*

*Silverstone Ranch Association*  
**Trees to Avoid on Residential Lots**

**APPENDIX C. TREES TO AVOID**

In addition to the trees and plants on the [Prohibited Plant List](#), homeowners are further advised to avoid planting any of the following trees or plants on their lots. Issues experienced by other homeowners are notes below.

Common Name	Botanical Name	Height	Notes
African sumac	<a href="#">Searsia lancea</a>	30'	A messy tree, constant leaf, seed, and flower litter. Aggressive roots and sprouting. <a href="#">Moderate to high invasive potential</a> . Seedlings will germinate anywhere there is a source of water. Susceptible to root and crown rot, aphids. Allergy health hazard.
Bottle Tree	<a href="#">Brachychiton populneus</a>		Litter issue is hard, dry fruit pods. Bottle trees are subject to wind throw of pods, leaves, and branches. Without adequate irrigations, surface roots may cause damage to nearby structures, block walls.
Eucalyptus	<a href="#">Eucalyptus</a> (incl. Eucalyptus species)	35'-150'	Many varieties overlarge for most yards. Height can exceed 150 feet at maturity. Litter is a constant issue, both leaves and fruit. Will often lose branches during windstorms. Widespread, vigorous roots threaten underground irrigation lines, sidewalks, block walls, foundations, and sewer lines for up to 100 feet away. Firehazard. <b>NOTE:</b> Smaller, ornamental eucalyptus trees, such as the popular "Bookleaf Mallee" ( <a href="#">Eucalyptus kruseana</a> ) and Eucalyptus " <a href="#">Moon Lagoon</a> " are both aromatic, pool-friendly (do not shed leaves), low water usage eucalyptus trees.
Ficus Indian Laurel Banyan	<a href="#">Ficus macrocarpa</a> (incl. Ficus species)	25'-35'	Massive tree with oversized dense canopy. Invasive surface roots associated with damage to block walls, foundations, irrigation lines, and sewer pipes. Leaf litter and dry fruit are an issue around pools. HIGHLY susceptible to sunscald and low temperature freezing injury in the Phoenix area. Attracts nuisance birds, bees. Expensive to trim and maintain, arborists charging up to \$700 to trim a mature tree.
Jacaranda	<a href="#">Jacaranda mimosifolia</a>	10'-50'	High profile tree with a poor appearance at maturity. Intensive water demand. Jacarandas are not recommended for Phoenix area landscapes. Intolerant of alkaline soils, heat, and drought. Susceptible to high temperature trunk scald and low temperature freezing injury in the Gilbert area.
Mexican Fan Palm	<a href="#">Washingtonia robusta</a>	80'-100'	Litter is an issue around pools with flowers, fruits, and seeds. Height is an issue, rapidly exceed 80-100' tall. Annual trimming required to remove flowers, seeds, and dead fronds. Propagates by seed

*Owners are responsible for selecting plants that are properly sized and appropriate for the intended location.*

*Silverstone Ranch Association*  
**Trees to Avoid on Residential Lots**

Common Name	Botanical Name	Height	Notes
			and can become weedy and invasive where irrigation is adequate. Allergy health hazard.
Oleander Giant Oleander	<a href="#"><i>Nerium oleander</i></a>	Up to 20'	<a href="#">All oleander plant parts are poisonous</a> and can be harmful/fatal to humans and pets. Children, horses, and pets should not chew, eat, or touch foliage. Not suitable for households with pets or children and must not be grown near vegetable gardens or livestock areas, such as pastures and corrals. Must be kept away from pathways and sidewalks where humans and pets can brush against plants. Smoke from burning oleander debris is toxic. Growing to a height of up to 20 feet by 20 feet wide, oleanders are gigantic in scale. Roots can invade and block water and sewer lines, damage wall footings and foundations. Susceptible to 'oleander leaf scorch'.
Pine	<a href="#"><i>Pinus species</i></a>	30'-80'	Litter is an issue, including needles, twigs, and cones. Drought and/or heat stress may cause needle browning and limb death. Roots may cause property damage where irrigation is inadequate.
Queen Palm	<a href="#"><i>Syagrus romanzoffiana</i></a>	35'-50'	Bad choice for Phoenix area. High profile palm with a poor appearance. Marginal performer in desert landscapes. Intolerant of alkaline soils, heat, drought. Acidic palm fertilizer required multiple times every year to compensate for poor soil conditions. Requires annual trimming to remove flowers, seeds, and dead palm leaves. Susceptible to heat, drought, poor soil, cold weather damage below 25°F. Roof rats will eat palm tree fruits in the summer when citrus isn't available.
Silk Oak Tree	<a href="#"><i>Grevillea robusta</i></a>	30'-100'	A massive tree that can reach heights over 100 feet. Litter is an issue, including needles, twigs, and cones. Susceptible to root rot.
Sissoo Indian Rosewood	<a href="#"><i>Dalbergia sissoo</i></a>	45'-60'	Aggressive roots and sprouting. Widespread, vigorous roots have damaged underground irrigation lines, sewer pipes, sidewalks, block walls, foundations, and lawns as well as nearby trees and shrubs. Litter is an issue. Can be invasive, weedy.

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*Owners are responsible for selecting plants that are properly sized and appropriate for the intended location.*