

**THE HIGHLINE RANCH  
HOMEOWNERS ASSOCIATION**

**ARCHITECTURE  
AND  
LANDSCAPE  
DESIGN GUIDELINES**

**And**

**ASSOCIATION RULES**

Approved by the Board of Directors  
At the regular meeting on September 21, 2023

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## **COMMUNITY ORGANIZATION**

### **The HOA**

Every homeowner (“Owner”) of record within Highline Ranch is a member of The Highline Ranch Homeowners Association (the “HOA”), the entity responsible for the management of all common areas as well as administration of the affairs of the community. The HOA is created by the recording of the Declaration of Covenants, Conditions, Restrictions, Assessments, Charges, Servitudes, Liens, Reservations and Easements (the “CC&Rs”). The CC&Rs set forth procedures, rules, and regulations that govern the community. The Design Guidelines and Association Rules are an extension of the CC&Rs and are to be used in harmony.

### **The Board of Directors**

The Board of Directors (the “Board”) is charged with responsibility for overseeing the business of the HOA and has a wide range of powers. The CC&Rs give the Board, through its Architectural Committee, the authority to establish and enforce guidelines, standards, and rules to ensure that the harmonious, high-quality image of Highline Ranch is maintained.

### **Management**

Arizona law requires that every HOA employ a professional property management company (“Management”) to provide professional financial and accounting services, handle day-to-day operations, perform visual inspections, coordinate ongoing maintenance duties, and communicate with Owners. In addition, Management is responsible for executing all Board decisions and ensuring that all Owners comply with the CC&Rs and adhere to state HOA statutes.

Management is currently provided by:

Vision Community Management  
16625 S. Desert Foothills Parkway  
Phoenix, AZ 85048  
Phone 480-759-4945  
Fax 480-759-8683  
Email: [highlineranch@WeAreVision.com](mailto:highlineranch@WeAreVision.com)  
Website: [www.WeAreVision.com](http://www.WeAreVision.com)

## ARCHITECTURAL CHANGE REQUESTS

With few exceptions that are outlined in the following Architecture and Landscape Design Guidelines and HOA Rules, any visible modification to a residential property, including any buildings, structures, and landscaping, must receive prior written approval from the Architectural Committee. Owners are to use the following process to propose any modifications:

1. Consult these Highline Ranch HOA Architecture and Landscape Design Guidelines to ensure that proposed modifications comply with established HOA standards.
  - The Owner is responsible for ensuring that any proposed modification complies with and, where applicable, is approved by all local, county, state, and federal government agencies. The Architectural Committee, Management, and the HOA Board assume no responsibility for obtaining these reviews and approvals.
2. Get the Architectural Change Request form from Management, by phone, regular mail, or email, or view/download the form online at Management's website. See page 4 for contact details.
3. Complete the Request. Attach requested information, including as necessary:
  - Plot plan: Site plan indicating dimensions of the existing dwelling and property lines (setbacks, etc.) and the modification to be made.
  - Elevation plan: Plans showing the finished appearance of the modifications in relation to the existing dwelling and property lines.
  - Specifications: Detailed descriptions of materials to be used with color samples attached; a drawing or brochure of structure indicating dimensions and colors.
3. Submit the completed Request and supporting materials to Management by regular mail or email, or complete the Request online and upload supporting materials. Management will forward the Request to the Architectural Committee.
  - The Committee has up to 30 days to approve, approve with conditions, or disapprove the application.
4. When approval is received, work should begin as soon as practicable so that it is completed within 30 days of receipt of approval.
  - In the event of unforeseen circumstances, Owners may apply for extensions to the original completion date.

## **ARCHITECTURAL DESIGN PRINCIPLES**

### **Purpose of Guidelines**

The Design Guidelines promote those qualities in Highline Ranch that enhance the attractiveness and functional utility of the community. Those qualities include a harmonious relationship among structures, vegetation, topography, and overall design of the community.

### **Design Compatibility**

Any proposed modification must be compatible with the design characteristics of the property itself, adjoining properties, and the neighboring setting. Compatibility is defined as harmony in style, scale, material, color, and construction details.

### **Workmanship**

The quality of workmanship evidenced in modifications must be equal to, or better than, that of the surrounding properties. In addition to being visually objectionable, poor construction or installation practices can cause functional problems and create safety hazards. The HOA and the Architectural Committee assume no responsibility for the safety or livability of any modification by virtue of design and workmanship.

### **Responsibilities**

The Architectural Committee's areas of responsibility include any portion of any lot or parcel which is visible from other lots or parcels, from the street, or from the HOA common areas. The Committee is charged with reviewing and approving or disapproving all proposed modifications to existing properties in order to ensure consistent adherence to the Design Guidelines and Association Rules.

## **ARCHITECTURAL DESIGN GUIDELINES**

### **Antennae**

Installation of all antennae such as those used to receive signals from multi-channel multi-point distribution services, ham radio, and television broadcast stations must receive prior written approval of the Architectural Committee and will be reviewed on a case-by-case basis.

### **Architecture**

In general, any exterior addition or alteration to a residence must be compatible with the design character of the original structure. Prior written approval of the Architectural Committee is required.

### **Awnings**

Installation of all awnings must receive prior written approval of the Architectural Committee. Awnings over all windows must be canvas or similar material, of solid color on both sides that match the color of the body of the exterior of the home or roof color and should only be installed on the sides and/or back of the home. All awning proposals must include a drawing with the location of the proposed awning installation. A sample of the material to be used, along with the color and design of the proposed awnings, is required. The Owner is responsible for maintaining and repairing awnings. The HOA retains all rights to determine when an awning must be repaired and/or replaced due to weather fading, tearing, ripping, etc.

### **Basketball Goals**

Only portable basketball goals are allowed, subject to the following guidelines:

1. Goals may not be left out overnight, and they must be stored where they are not visible.
2. Only nylon or similar cord nets are acceptable; metal or chains are expressly prohibited.
3. Backboards that attach to the house, garage, or roof are expressly prohibited.
4. Bases, poles, and nets must be kept in good repair.
5. Courts may not be painted or permanently outlined on the driveway.
6. Dedicated lighting for night use of equipment is prohibited.

### **Building and Roof Repairs**

No building or structure may be permitted to fall into a state of disrepair. The Owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the Owner is responsible for immediate repair or reconstruction. Roofs must also be kept in good repair at all times. Prior written approval of the Architectural Committee is required before any repair work begins.

### **Clotheslines**

Clotheslines or other outside facilities for drying clothes are not permitted unless they are placed exclusively within the fenced backyard and are not visible above the top of the block wall or otherwise concealed.

### **Driveways**

All driveways must be kept clean and clear of debris, oil, rust, and other stains.

Driveway extensions require prior written approval of the Architectural Committee and will be reviewed on a case-to-case basis with strong consideration of any impact on the architectural features of the neighborhood. The maximum driveway width (existing plus addition) may not exceed 24 feet of contiguous area.

### **Exterior Color Schemes**

Prior written approval of the Architectural Committee is required before painting or repainting a residence or structure. Approved color schemes are given in Appendix A.

### **Flagpoles**

Flagpoles are not allowed in residential areas. Owners are advised to use brackets mounted on the house or garage to display flags.

### **Fences and Walls**

Modifications to existing walls or fences or addition of new ones require prior written approval of the Architectural Committee. Plans to raise the height of a common (party) wall must include written permission from the adjacent neighbor(s). Copies of City approvals must be submitted with the Architectural Change Request. Walls must be stuccoed and painted to match the existing dwelling or wall in texture and color.

### **Gates**

Modifications to an existing side gate or addition of a new gate require prior written approval of the Architectural Committee. Double gates may be installed to allow wider access to backyards. All gates (double or single) should be the same material, design and color as the originally installed single gate. Shrubs, trees, or plants should be installed and maintained between the house and double gates whenever possible.

### **Gutters and Downspouts**

Installation of gutters and downspouts requires prior written approval of the Architectural Committee. The finish must match the color of the house. The HOA strongly recommends use of high-quality materials that offer long life, as the gutter must be maintained in good condition. The HOA retains all rights to determine when gutters or downspouts must be repaired and/or replaced due to weather fading, deteriorated condition, etc.



## **HVAC**

Installation of any heating, air conditioning, or evaporative cooling unit requires prior written approval of the Architectural Committee. All units must be ground mounted, located within the perimeter of the backyard, and screened or concealed from the view of any residential or non-residential neighboring property.

## **Outdoor Fireplaces**

Installation of outdoor fireplaces requires prior written approval of the Architectural Committee. Outdoor fireplaces may not exceed fence height.

## **Outdoor Lighting**

Any outdoor lighting installed on a lot or dwelling, subsequent to initial lighting installed by the builder, must receive prior written approval of the Architectural Committee. Permanent lighting sources must not be directed toward streets, common areas, or neighboring property.

## **Lighting Style and Design**

Outdoor lighting fixtures should be consistent with the community's architectural style and should not detract from the overall aesthetic of the neighborhood. It is important to preserve the nighttime environment, ensure safety and prevent light pollution and light trespass.

1. Fixtures should be wall mounted and not lantern style.
2. Fixtures should be of a rectangle shape with dimensions to not be smaller than 6" L x 6"W x 12"H and not exceed 14"L x 6"W x 14"H
3. Fixture material should be waterproof, Anti-rust and matte black.
4. Fixture glass should be clear or clear textured glass.
5. A permanent solution to display house numbers must be solved, and an arch request submitted if it's a separate installation.

## **Patio Covers**

Installation of a patio cover requires prior written approval of the Architectural Committee. Roofing material color should match that which was installed by the builder on the original roof of the home. Color of supports and materials should match the color of the body or trim of the home.

## **Play Structures**

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

1. The Architectural Committee will take appearance, height, and proximity to neighboring properties into consideration.
2. The structure must be set back a minimum of 7 feet from any perimeter wall.

3. Maximum height allowed to the top support bar or highest point of the structure is 10 feet.
4. Maximum height of any deck or platform is 4 feet above ground.
5. The distance from the ground elevation to the top of the perimeter fence must be measured and submitted with proposed plans.
6. Any shade canopy must be solid tan or earth-tone color.
7. A brochure or picture should be submitted with the proposal, if possible.

### **Pools and Spas**

Installation of a backyard pool or spa on a lot with view fencing requires prior written approval of the Architectural Committee, subject to the following guidelines.

On a lot without view fencing, a backyard pool or spa does not require prior written approval of the Architectural Committee. HOWEVER, there are associated actions that do require prior written approval of the Architectural Committee, subject to the following guidelines:

1. Removal of a wall to gain access to the backyard requires prior written approval of the Architectural Committee. Only a portion of the front wall on the side of the home may be removed. Perimeter walls on lots bordering common areas or shared HOA walls may not be torn down to allow access to backyards.
2. Repairs to the wall must be made in a timely fashion and must include repairing the wall to match the texture and color of the remaining wall, replacing all damaged plants, and refreshing any displaced gravel or granite.
3. All pool and spa equipment must be screened from view of neighboring property.
4. Any pool equipment that will be visible above the fence line (such as slides, etc.) must receive prior written approval of the Architectural Committee.

### **Pool Fencing**

On a lot with view fencing, any wrought iron pool fencing must match the existing wrought iron color or be a neutral earth-tone color to match or blend with the existing home color.

### **Ramadas and Gazebos**

Installation of a ramada or gazebo requires prior written approval of the Architectural Committee. Ramadas and gazebos may be erected in backyards only, subject to the following guidelines:

1. Maximum square footage (under roof area) is 120 square feet.
2. Maximum roof height is 10 feet at the highest point.
3. The structure must be set back a minimum of 7 feet from any perimeter wall.
4. The structure must be painted a natural cedar or match the house color and be maintained in good condition.
5. Any roof tile must match the tile on the house.

6. Any lighting of the structure must be included in the proposal submitted for approval of the Architectural Committee.

### **Satellite Dishes**

Installation of satellite dishes must receive prior written approval of the Architectural Committee. While the HOA does not prohibit the use of satellite dishes, it does regulate the size and location of the dish subject to these guidelines:

1. No dish should be visible from the street, neighboring property, or common areas. Homes with view fencing must locate the dish in the most unobtrusive location possible while still receiving a quality signal.
2. All dishes are to be located in the backyard only.

### **Screen and Security Doors**

Installation of a screen and/or security door on the front exterior door requires prior written approval of the Architectural Committee. Such screens or doors must be painted to match the color of either the exterior body or trim of the home. Homes that have black wrought-iron fencing in the front courtyard may choose black screen or security doors. Silver-colored aluminum screen doors are prohibited.

### **Signs**

No signs may be displayed on any lot except the following:

1. One temporary "For Sale" or "For Rent/Lease" sign.
2. Such signs as may be required or allowed by law.
3. Signs approved by the Architectural Committee.

### **Solar Panels**

No solar energy collecting unit or panels may be placed, installed, constructed, or maintained upon any lot without prior written approval of the Architectural Committee.

### **Storage Sheds**

Storage sheds require prior written approval of the Architectural Committee and are subject to the following guidelines:

1. May be installed in backyards only.
2. Must be set back a minimum of 5 feet from any perimeter wall.
3. Must not be visible above the top of the perimeter wall.
4. Quality materials and construction must be used.
5. Shed must be in harmony with the exterior of the residence including siding, color, and roofing materials.

### **Sunscreens**

Installation of sunscreens requires prior approval of the Architectural Committee. Bronze, gray, charcoal, brown, or beige sunscreen material may be installed. Screen frames must match the screen material or existing window frames.

### **Window Coverings**

Permanent draperies or suitable window treatments must be installed on all front-facing windows with 30 days of occupancy. No reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar material, may be installed or placed upon the outside or inside of any windows. Exterior window coverings or treatments used to decorate shelf openings (pop-outs) must be compatible in materials and color with the style and color of the house.

## **LANDSCAPE DESIGN PRINCIPLES**

Modifications to any front-yard landscape features require prior written approval of the Architectural Committee, as outlined on page 5. Changes to backyards of lots with view fences may also require prior written approval.

### **Approved Plants**

Appendix C contains the list of approved plants. Owners are encouraged to select a variety of items for alternating seasons of display and color. Cacti may be included in proposed landscaping, but the HOA is not responsible for their maintenance.

### **Definitions**

The backyard is defined as that portion of the lot, excluding the residence, that is contained within the perimeter walls and/or view fence. The front yard is defined as that portion of the lot that is between the adjacent street(s) and the exterior wall of the residence and also between the adjacent street(s) and any wall separating the side or backyard of the lot from the front.

### **Irrigation System Requirements**

With an average annual rainfall of less than nine inches, most plant material requires a supplemental irrigation system to sustain plant life. Each Owner must provide a complete, functional irrigation system compatible with the front-yard design. A functional irrigation system includes water lines, drippers, emitters, timers, and control boxes.

### **Irrigation Schedule**

The HOA has established two irrigation schedules: one for winter (November 1 through April 30) and one for summer (May 1 through October 31). The landscapers must have access to front-yard irrigation control boxes and will adjust the timers in each front yard to follow this schedule.

### **Responsibilities**

Individual Owners are responsible for the irrigation system that sustains the plants in their yards. This includes all repairs to all parts of the irrigation system listed above. In addition, Owners are responsible for replacing any plants that die from lack of water if the system is turned off or is not working properly. Owners may be fined as well as charged for front-yard system repairs if such issues are not addressed within the time frame listed in the HOA Violation and Enforcement Policy in effect at the time of the violation.

The HOA is responsible for assuring that landscaping is maintained in a neat and attractive condition, including one and only one tree and up to 28 other plants in the front yard of each lot. Minimum maintenance responsibilities include pruning; removal and replacement of dead or dying plants caused by natural decline; and removal of weeds, dead leaves, and noxious grasses.

## **LANDSCAPE DESIGN GUIDELINES**

Modifications or additions to any front landscape features require prior written approval of the Architectural Committee, following the same process as outlined on page 5.

### **Boulders**

Surface select boulders may be grouped in clusters, with varied sizes, buried 1/3 below grade and incorporated with grades to mimic a natural outcropping. Boulders may not exceed 3 feet in height and must have a natural oval character that is compatible with existing crushed rock. Colored and lava rocks are prohibited.

### **Decorative Items**

Decorative items such as driftwood, skulls, wagon wheels, sculptures, etc. are not permitted in front yards.

The Architectural Committee reserves the right to limit the size and quantity of statuary in front yards, as well as backyards with view fences. Statuary must be of earth tones, with no painted finishes, and must be approved by the Committee.

### **Fine Grading and Mounding**

Fine grading is a critical aspect of landscaping. Each lot has been graded such that all storm water will drain away from the house. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the city grading and drainage plan. Every effort should be made to make mounding appear natural.

### **Hardscape**

Examples of hardscape are planters, retaining walls, and decorative walls. Any hardscape installations proposed for front yards require prior written approval of the Architectural Committee. Hardscape installations in a backyard that will be visible from neighboring properties or common areas also require prior written approval of the Architectural Committee. Materials acceptable for hardscape are concrete, brick, tile, or flagstone.

### **Lighting**

Installation of lighting other than that put in by the builder requires prior written approval of the Architectural Committee, subject to the following minimum guidelines:

1. Low-voltage lighting may be used to highlight entry walks or accentuate trees. Colored bulbs and lenses are prohibited.
2. Lighting must be shielded so that the light shines primarily on the lot in which it is installed.

3. Lights that create a glare visible from adjacent lots, common areas, or streets are prohibited.
4. Light fixtures must not exceed an illumination intensity of more than 1 foot-candle as measured from the closest lot line.

### **Plants, Shrubs, and Ground Covers**

Owners are encouraged to select plants, shrubs, and ground covers for alternating seasons of display and color, using the list of approved items in Appendix C. Shrubs and/or ground covers along driveways and street frontages must not interfere with visibility. Plants exceeding 2'0" in mature height must be located at least 8'0" back from public sidewalks or curbs. Cacti may be planted but are not maintained by the HOA.

### **Rock and Granite**

If decomposed granite or other landscape rock is used, it must be of an earth-tone color and not white, green, blue, or other bright colors. Artificially colored rock(s) or granite is prohibited. All rock areas should be treated with a pre-emergent weed control at regular intervals to retard weed growth.

River rock must be 3 inches to 6 inches in diameter. Not more than 10% of the front-yard landscape may be river rock.

### **Trees**

The HOA plants and then maintains one and only one tree per front yard. See Appendix B for the list of HOA-included trees. The Architectural Committee coordinates planting, trimming, and replacing of only HOA-included front-yard trees.

An Owner who wishes to plant additional front-yard trees must obtain prior written approval following the process outlined earlier in this document. In addition, the Owner must submit written acknowledgment that all planting and maintenance expenses are the responsibility of the Owner. That written acknowledgment must also be disclosed as part of any future sale of the home.

### **Trellises**

Trellises are not acceptable in front yards. They may be installed in courtyards or backyards. Painted metal and wood are acceptable materials. Plants supported by trellises are not the responsibility of the HOA and, like other plants in courtyards and backyards, must be maintained by the homeowner.

### **Walkways**

The purpose of a residential walkway in our community is to join the backyard to the driveway or to the public sidewalk. Walkways require prior written approval of the Architectural Committee; a drawing of the layout of the proposed walkway must be included as part of the Architectural Change Request form. Walkways must conform to the following specifications:

1. Acceptable walkway materials include concrete, bricks, pavers, and stepping stones.
2. Walkway design should harmonize with the general community appearance and not become a dominant feature.
3. Concrete color should be similar to driveway color.
4. The color of bricks, pavers, and stepping stones should blend well with existing front yard crushed rock.

### **Water Features**

Front-yard installation of water features such as fountains require prior written approval of the Architectural Committee. Such items within the backyard do not require prior written approval of the Architectural Committee, except on lots with view fences. It is recommended that water features be chlorinated.



## HOA RULES

The following Association Rules summarize some of the common provisions found in the CC&Rs as well as rules established by the Board. Cooperation on the part of all Owners in following these rules will make living at Highline Ranch an enjoyable experience for everyone.

### **General Property Restrictions**

Owners may rent only the entire lot or dwelling unit. Rental must be made only to a single family. No gainful occupation, trade or other non-residential use may be conducted on the property for the purpose of receiving products or services related to such usage. Owners must receive Board permission to apply for any rezoning, variances or use permit. Owners must notify the property management company within 10 days when a property is to be rented.

### **Animals**

Residents are allowed to keep a reasonable number of generally recognized house or yard pets. Animals cannot be kept or raised for commercial purposes, and they are not allowed to make an unreasonable amount of noise or become a nuisance to neighbors. Dog runs must have prior written approval of the Architectural Committee. Dogs must be kept on leashes at all times while on HOA property. All Owners must clean up after their pets.

### **Flags**

Flags that are mounted on the house below the roofline do not require prior permission. Flags must be maintained in good condition at all times. Torn, ripped, faded, or otherwise damaged flags constitute grounds for fines and removal. Holiday flags must be removed within 30 days after the date of the holiday. Flags may not be offensive to neighbors or the HOA. The Board shall make this determination at its sole discretion.

### **Holiday Decorations**

Holiday decorations do not require prior permission. They must be maintained in good condition at all times and must be removed within 30 days of the date of the holiday.

### **Illegal Dumping into Common Areas**

Homeowners must not discharge swimming pool water into city streets or into HOA common areas. Swimming pool water must be discharged into one of the two sewer cleanouts near the front of the homeowner's residence.

Homeowners must not dispose of backyard landscaping debris or any other kinds of trash into HOA common areas. Disposal options include periodic city-sponsored bulk trash pickup or a homeowner-contracted landscaping company.

### **Loud Gatherings**

The City of Phoenix ordinance regarding loud gatherings (G-5444) has no time limits; it is in effect 24 hours a day. Residents, whether homeowners or lessees, should be aware of the following factors that may require police response: excessive noise (music from any source or from loud voices); vehicles blocking driveways or streets; squealing tires and speeding vehicles; gunshots or fireworks. Organizers of such gatherings may be fined by the city and may also be responsible for reimbursing the city for the costs associated with a police response.

### **Machinery and Equipment**

No machinery, fixtures, or equipment of any type, including but not limited to heating, cooling, air-conditioning, and refrigeration equipment, may be placed on any lot or parcel without screening or concealment from view of neighboring properties, the common areas, or the streets.

### **Trash/Recycling Containers and Collection**

No garbage or trash may be kept on any lot except in covered containers as provided by the city of Phoenix. These containers must be kept in good condition and stored out of sight except on days of collection. Visit [www.phoenix.gov/publicworks/garbage](http://www.phoenix.gov/publicworks/garbage) for information on replacing a damaged container.

The City of Phoenix provides quarterly pickup of bulk trash. Bulk trash consists of materials that are too large or that must not be placed in the garbage or recycling container. Materials such as furniture, large appliances, and large amounts of vegetation are often considered bulk trash. Bulk trash may be placed for collection no more than 7 days prior to the week of collection. Visit [www.phoenix.gov/publicworks/garbage/bulktrash](http://www.phoenix.gov/publicworks/garbage/bulktrash) for the current year schedule and for a complete list of acceptable and unacceptable materials.

Owners are encouraged to donate their large reusable items. Visit the website of your charity of choice for schedules and a complete list of acceptable and unacceptable materials.

### **Vehicle Definitions**

Basic transportation vehicles are defined as any motor vehicle not exceeding 7 feet in height measured from ground level and 18 feet in length that is parked and used on a regular and reoccurring basis for everyday activities. Such vehicles must not be used for commercial purposes and must not display any commercial name, telephone number or message of any kind.

Recreational vehicles include but are not limited to motorcycles, motorbikes, motor homes, mobile homes, travel trailers, tent trailers, camper shells, detached campers, boats, boat trailers, hang gliders, and ultralights.

An inoperable vehicle cannot physically or legally be driven on Arizona highways, streets, or roads. Such vehicles include, but are not limited to, those that have one or more flat tires, or that do not have a valid Arizona license plate.

### **Vehicle Parking**

Basic transportation vehicles must be parked in garages or on driveways. Such vehicles belonging to all Owners, lessees, and residents, and to their employees, guests and invitees, must be kept in garages or on the Owner's driveways. Parking on the street is limited to 48 hours in any 7-day period or in emergency situations only.

Recreational vehicles may be parked for the purposes of loading or unloading for a period of not more than 48 consecutive hours and not more than 72 hours within any 7-day period. Such vehicles may not be parked or stored on an ongoing basis such that they are visible to any neighboring properties, common areas, or streets.

Inoperable vehicles may not be parked or stored such that they are visible to any neighboring properties, common areas, or streets.

Vehicles must not be parked on sidewalks.

### **Vehicle Repairs**

No vehicles of any type may be constructed, reconstructed, or repaired upon any lot, parcel, driveway, or street. These provisions shall not apply to emergency repairs.

## APPENDIX A: APPROVED PAINT COLORS

**Please note:**

**No house may have the same color scheme as the house on either side of it.**

**All paints must be flat finish.**

### Approved Residential Exterior Color Schemes

Scheme No.	Main Body Color (Dunn-Edwards Color ID)	Trim/Doors/Pop-outs Color (Dunn-Edwards Color ID)
1	Baked Potato (DEC717)	Missing Link (DE6041)
2	Crushed Stone (DE6067)	Wood Lake (DE6075)
3	Muslin (DE6227)	Whale Watching (DET512)
4	Bison Beige (DEC750)	Neutral Valley (DE6119)
5	Smoky Mountain (DE6388)	Chocolate Chunk (DE6070)
6	Pewter Patter (DET627)	Metal Fringe (DET626)

### Approved Community Paint Colors

COMMON WALLS ACCENT COLOR: Carved Wood (DE6125)

ENTRY WALLS ACCENT COLOR: Trail Dust (DE6123)

### Approved Gate Colors

#### **Side Gates:**

FRAME: Black

WOODEN SLATS: Natural cedar

COMPOSITE SLATS: A color to complement the house color

#### **Courtyard Gates:**

Black to match remainder of wrought iron railing in courtyard

## **APPENDIX B: APPROVED FRONT-YARD TREES**

### **HOA-Included Trees**

All trees that may be planted in front yards are listed here in alphabetical order. They are all low-water-use trees suggested by the Arizona Municipal Water Users Association (AMWUA).

See “Approved Trees” at [www.WeAreVision/HighlineRanch](http://www.WeAreVision/HighlineRanch) for photos and descriptions.

Acacia aneura

Bonita Ash

Chaste

Chinese Pistache

Desert Willow

Ironwood

Chinese Elm

Desert Museum Palo Verde

The HOA plants and then maintains one tree per front yard. Such trees ideally are planted at least eight feet from the sidewalk. The Architecture Committee coordinates planting, trimming, and replacing only of HOA-maintained front-yard trees.

### **Additional Trees**

An Owner who wishes to plant additional front-yard trees must obtain prior written approval following the established process for making changes to the exterior of the residence. In addition, the Owner must submit written acknowledgment that all planting and maintenance expenses are the responsibility of the Owner. That written acknowledgment must also be disclosed as part of any future sale of the home.

## APPENDIX C: APPROVED PLANTS

See “Approved Plants” at [www.WeAreVision/HighlineRanch](http://www.WeAreVision/HighlineRanch) for photos and descriptions.

Formal Name	Common Name	Family Name
Agave	Agave	Asparagaceae
Asparagus densiflorus ‘Sprengeri’	Asparagus Fern	Liliaceae
Salvia greggii	Autumn sage	Lamiaceae
Calliandra californica	Baja Fairy Duster	Fabaceae
Desylirion Wheeleri	Blue Desert Spoon, Sotol	Nolina
Melaleuca viminalis ‘Little John’	Bottlebush, Dwarf	Myrtaceae
Bougainvillea glabra	Bougainvillea	Nyctaginaceae
Encelia farinosa	Brittle Bush, Incienso, White Brittle Bush	Asteraceae (Sunflower)
Lantana camara	Bush Lantana	Verbenaceae
Convolvulus cneorum	Bush Morning Glory	Convolvulaceae
Tecomaria capensis	Cape Honeysuckle	Bignoniaceae
Leucophyllum laevigatum	Chihuahuan Rain Sage	Scrophulariaceae
Justicia californica	Chuparosa	Acanthaceae
Ruellia brittoniana	Common Ruellia	Acanthaceae
Muhlenbergia rigens	Deer Grass	Poaceae
Baileya multiradiata	Desert Marigold	Asteraceae
Eremophila ‘valentine’	Emu Bush	Myoporaceae
Cassia artemisioides	Feathery Cassia	Fabaceae
Penstemon eatonii	Firecracker, Eaton's Penstemon	Scrophulariaceae
Euphorbia tirucalli ‘Rosea’	Firestick Cactus	Euphorbiaceae
Echinocactus grusonii	Golden Barrel	Cactaceae
Cuphea hyssopifolia	Mexican False Heather	Lythraceae
Carrisa macrocarpa	Natal Plum - Boxwood Beauty	Apocynaceae
Calliandra eriophylla	Native Fairy Duster	Fabaceae
Tecoma stans alata	Orange Bells, Orange Jubilee	Bignoniaceae
Muhlenbergia capillaris	Pink Muhly, Pink Deer Grass	Poaceae
Melampodium leucanthum	Plains Blackfoot, Blackfoot Daisy, Rock Daisy	Asteraceae
Caesalpinia pulcherrima	Red Bird of Paradise	Fabaceae
Hesperaloe parviflora	Red Yucca	Asparagaceae
Verbena rigida (V. venosa)	Sandpaper or Rigid Verbena	Verbenaceae
Leucophyllum candidum	Silverleaf Ranger Sage	Scrophulariaceae
Leucophyllum frutescens	Texas Ranger v. Green Cloud	Scrophulariaceae
Pachocereus schottii v. monstrosus	Totem Pole Cactus	Cactaceae
Dalea greggii	Trailing Indigo Bush	Fabaceae
Lantana montevidensis	Trailing Lantana	Verbenaceae
Tecoma stans angustata	Yellow Bells	Bignoniaceae

## **Revision Log**

### **2024-10-15**

Per boards meeting removed Chilean Mesquite trees and added Chinese Elm trees

### **2024-05-09**

Per Board's email request of February 13, 2024 added design guidelines of the lighting fixtures.

### **2023-09-21**

Per Board's email request of July 21, 2023, subsequently ratified at the September 21, 2023 Board meeting:

--**In Appendix A**, updated Approved Paint Colors to reflect current names of Dunn-Edwards paint colors still on the list and added new approved color for Schemes 3 and 6.

--**In Appendix B**, removed Sweet Acacia and Texas Ebony from and added Acacia aneura and Bonita Ash to list of Approved Trees.

-- **In Appendix C**, added firestick cactus to list of Approved Plants.

### **2022-11-17**

Per unanimous approval through email subsequently ratified at the November 17, 2022, meeting:

--In Association Rules, added a section on Illegal Dumping into Common Areas (of swimming pool water, landscaping debris, or other materials)

### **2022-02-2022**

Per unanimous approval through email subsequently ratified at the June 2, 2022, meeting:

--In Appendix C, Approved Plant List, added Dwarf Bottlebrush v. "Little John"

### **2021-09-23**

Per decision at regular Board meeting on September 23, 2021:

--In **Flags**, removed "seasonal," "decorative," and "holiday" as descriptive terms. Changed removal time limit to 30 days to conform to other types of holiday decorations.

--In **Holiday Decorations**, made removal time limit of 30 days more specific. Added "must be maintained in good condition."

### **2021-05-21**

Per Board decision on May 20, 2021:

--Based on recommendations by the Arizona Municipal Water Users Association (AMWUA), added two varieties of deer grass to approved list of plants. *Muhlenbergia rigens*, common throughout the community, was originally planted by the developer but was never included in the approved list. Note: Even though fountain grasses were also liberally planted by the developer, they were not added to the approved list, since they are now considered noxious plants in Arizona.

--Updated **Appendix C: Approved Plants**.

### **11-12-2020**

--Removed ocotillo cactus from the Approved Plant list because of its complicated watering needs to become established. Updated **Appendix C: Approved Plants**.

### **10-14-2020**

--Added subsection in HOA Rules on Phoenix City code regarding **Loud Gatherings**.  
--Deleted blue palo verde and foothill palo verde as approved trees, per final Board decision 9-30-2020. Updated **Appendix B: Approved Trees**.

### **09-24-2020**

--Updated wording of **Appendix B: Approved Trees** to match completed "Approved Trees with Photos and Descriptions" document.  
--Added links to "Approved Trees with Photos and Descriptions" and "Approved Plants with Photos and Descriptions" documents on the Vision website.

### **08-28-2020**

--Based on current research and with the approval of the Board, removed Brazilian Pepper Tree from **Appendix B: Approved Trees**. The National Park Service considers it an invasive plant and/or a noxious weed. ASU's website calls it "a high-maintenance tree of questionable value...weak-wooded, prone to an atrocious branching architecture; it reseeds with gusto, ... produces toxins that inhibit both germination and growth of plants around it."

### **08-09-2020**

As approved in a series of emails between Board members culminating 08-02-2020 in **Appendix C: Approved Plants**:

--Updated the list to include totem pole cactus  
--Updated family names to current scientific designations  
--Corrected spelling errors

### **11-29-2019**

As approved at the 11/25/2019 Board meeting:

p. 16: in **Walkways**: in Item 1, changed "natural flagstone" to "stepping stones."  
p. 16: in **Walkways**: in Item 4, changed "natural flagstone" to "stepping stones."  
p. 16: in **Walkways**: to accommodate use of stepping stones, deleted Item 5 "Bricks, pavers, or natural flagstones must form a continuous walkway."  
p. 16: in **Walkways**: deleted item 6 regarding minimum and maximum widths. Applications for walkways will be considered on a case-by-case basis.

### **09-26-2019**



--Throughout document, removed references to Landscape Committee having authority to approve Architectural Change Requests. CC&Rs give that authority only to the Architectural Committee. See p. 4, p. 5, p. 6, p. 13, pp. 14-16

p. 11: in **Storage Sheds**: added “May be installed in backyards only” as first guideline and updated numbering sequence

p. 13: in intro to **LANDSCAPE DESIGN PRINCIPLES**, added clarifying sentence to include backyards of view lots

p. 20: in **Approved Gate Colors**: corrected formatting of text so only the heading appears in the Table of Contents

### **07-18-2019**

p. 14: in **Boulders**: Changed “specific decomposed granite” to “existing crushed rock”

p. 14: in **Hardscape**: Removed trellises and walkways descriptions to separate sections

p. 14: Added **Trellises** section

p. 14-15: Added **Walkways** section

**Appendix A**: Added approved gate colors

**Revision Log**: Added

### **07-2018**

p. 7: in **Basketball Goals**: Revised to allow only portable goals

p. 11: in **Screen Doors**: deleted “or the color of the exterior door”

in **Appendix A**: corrected formatting of title of Color Schemes table

### **06-01-2018**

p. 5: in **Design Modification Review Process**: made minor changes to language

### **11-2017**

Updated most sections of original September 2001 document