



Calliandra Estates Design Guidelines

Revised 08-04-2026

All Modifications must comply with applicable Town, County, State, and National building codes and ordinances. Where the provisions of these Design Guidelines are more restrictive than local codes or ordinances, these Design Guidelines shall govern, except where prohibited by applicable law.

NOTE:

Following these guidelines does not eliminate the need to submit to the Calliandra Estates Design Review Committee (CEDRC) prior to installation! The Document applies only to residential lot design in the Calliandra Estates community.

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DEFINITIONS

The definitions included in Article 1, Definitions of the Declarations of Covenants, Conditions and Restrictions for Calliandra Estates, Gilbert, Arizona shall prevail if the definitions of words used in these Design Guidelines differ or are not in this section.

“Association” means the Arizona nonprofit corporation to be organized by the Declarant to administer and enforce the Project Documents and to exercise the rights, powers and duties set forth therein, and its successors and assigns. The Declarant intends to incorporate the Association under the name of Calliandra Community Association, INC., but if such name is not available, the Declarant reserves the right to incorporate the Association under such other name as the Declarant deems appropriate.

“Association Rules” means the rules and regulations adopted by the Board pursuant to Section 5.3 of this Declaration, as amended from time to time.

“Board” means the Board of Directors of the Association.

“Common Area” means (i) the real property, together with all improvements situated thereon, designated as Common Area on a Recorded Plat covering any portion of the Property; (ii) upon annexation into the Project, any Common Area tracts designated as Common Area on a Recorded Plat for the Additional Property; (iii) all land, together with all Improvements situated thereon which the Association at any time owns in fee or in which the Association has a leasehold or easement interest for as long as the Association is the owner of the fee, leasehold or easement interest; and (iv) all land within the Property which the Declarant, by this Declaration or other instrument Recorded with the Office of the Maricopa County Recorder, makes available for use by Members and evidences its intent to convey to the Association at a later date. Common Area shall not include any Lot the Association acquires by the foreclosure of the Assessment Lien or any deed lieu of foreclosure.

“Declarant” or “Project Declarant” means Toll Brothers AZ Construction Company, and Arizona Corporation and any Person or Persons to whom it may expressly assign any or all of its Declarant rights under this Declaration by a Recorded instrument.

“Design Guidelines” means the procedures, standards and guidelines adopted by the Design Review Committee pursuant to section 11.1, as amended or supplemented from time to time.

“Design Review Committee” means the committee which may be established by the Board pursuant to section 11.1, and if no such Design Review Committee has been created by the board, reference in the Declaration to the Design Review Committee shall be deemed to be a reference to the Board.

“Exempt Lots” means lots in the Calliandra Estates community greater than 20,000 square feet in area identified as Lots 36, 37, 48, 49, 60, 61, 72, 73, 84, 85, 86, 87 and 88.

“Non-Exempt Lots” means all lots in the Calliandra Estates community having less than 20,000 square feet in area. Non-exempt lots are all lots in the community except Lots 36, 37, 48, 49, 60, 61, 72, 73, 84, 85, 86, 87 and 88.

“Limited Common Area” means real property, in the Improvements situated thereon, which are part of the Common Area and which are designated in a Supplemental Declaration as being for the sole or primary benefit of the Owners, Lessees and Residents of a particular part of the Project. Limited Common Areas may include, without limitation, private streets, access gates, guard houses, drainage or retention areas or landscape medians.

“Modification” means any construction, installation, addition, alteration, repair, change or replacement, or other work to any Improvement within the Project, including initial construction of Improvements upon a Lot.

“Resident” means each individual occupying or residing in any Residence including, but not limited to, a Lessee and the members of a Lessee’s or Owner’s family.

“Visible From Neighboring Property” means, with respect to any given object, that such object is or would be visible to a person six feet tall, standing at ground level on any part of any adjoining Lot, street, or Common Area at the same elevation as the object being viewed.

YARD DEFINITIONS

- a. **Front Yard** - Front and side areas that are non-enclosed.
- b. **Front Courtyard (Private)** - An area in the front yard that is enclosed by a minimum three foot (3’- 0”) high solid masonry wall and gate, or an enclosed area interior to the architecture. This area will be treated similar to a Rear Yard (Private). Refer to the Hardscape Walls/Fences section for further descriptions of allowable wall conditions.
- c. **Rear or Side Yard (visible)** – Areas enclosed by some portion of full wrought iron view fencing that are Visible From Neighboring Property,

including side yards and rear yards. Full wrought iron view fencing is comprised of wrought iron fencing on top of block wall. The height of wrought iron in a full wrought iron view fence shall be greater than three feet 3'- 0".

- d. **Rear or Side Yard (Private)** – Landscape areas in the rear or side yard, which are enclosed within a solid masonry wall or partial view fence. Partial wrought iron view fencing is comprised of wrought iron fencing on top of block wall. The height of wrought iron in a partial wrought iron view fence shall be less than 3'- 0".

INTRODUCTION

Considerable planning has gone into the design and development of Calliandra Estates. The purpose of the *Calliandra Estates Design Guidelines* (“*Design Guidelines*”) is to help make Calliandra Estates a unique community within the Town of Gilbert. The goal for the Calliandra Estates community is to encourage creativity and diversity, to promote neighborly consideration, and to address issues of privacy and architectural consistency which will preserve property values and community image. The basis for the *Design Guidelines* is to ensure that the integrity of the neighborhood vision developed for Calliandra Estates remains intact into the future.

The *Design Guidelines* are binding upon all persons who may at any time construct, reconstruct, refinish, alter or maintain any improvements within Calliandra Estates or make any change to the natural or existing surface drainage or plant life. Homeowners are also obligated to review and follow the Environmental Department of Air Quality (EDAQ) guidelines.

The Board is also responsible for appointing the Calliandra Estates Design Review Committee (“*CEDRC*”). The *CEDRC*’s role is to assure the high quality of living at Calliandra Estates through conformance to the *Design Guidelines*.

APPLICATION OF GUIDELINES

The *Calliandra Estates Design Guidelines* contain specific requirements and prohibitions and apply to all exterior areas of the Lot outside the house walls, as well as window treatments or other modifications Visible From Neighboring Property. The *Calliandra Estates Design Guidelines* apply to all deviations from the base exterior construction of the home, including construction, installation, addition, alteration, repair or change affecting the exterior appearance of the lot or additions to the dwelling or other improvements thereon.

Please review the *Design Guidelines* if you are considering changes to your yard or house. These Guidelines are intended to assist residents in preparing an application to the CEDRC. FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED TO SUBMIT PLANS FOR APPROVAL BY THE CEDRC. Even if your addition or alteration is identical to another, which has been approved, it must be submitted for approval. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control.

The Guidelines are to be applied fairly and consistently to maintain and enhance property values, as set forth in these Guidelines, within the Calliandra Estates Community while respecting the rights and privileges of homeownership.

All buildings and structures erected within the Calliandra Estates Community and the use and appearance of all land within Calliandra Estates Community, shall

comply with all applicable Town of Gilbert zoning and code requirements as well as the CC&R's and the Design Guidelines.

APPLICATION PROCEDURE

Submittal

Application and plans (which will be kept on file with the Association) should be mailed to:

Calliandra Estates Community Manager
Vision Community Management
16625 S Desert Foothills Pkwy
Phoenix, AZ 85048
Phone: (480)-759-4945
Fax: (480)-759-8683
Email: Calliandra@WeAreVision.com

The following information must be included to expedite consideration:

1. Application - A completed Design Review Application (Appendix D).
2. Plot Plan - A scaled drawing showing both existing lot conditions and all proposed modifications. The plot plan must clearly depict property boundaries, building setbacks, the existing dwelling footprint, current hardscape/walls, and exact dimensions and setback measurements for all proposed changes. Homeowners may provide either the original builder plot plan overlaid with the proposed additions/modifications drawn to scale or a homeowner-created plan showing the proposed additions/modifications.
3. Elevation Plans - A scaled, front, rear and/or side view (horizontal perspective) as needed to clearly show the exterior faces of a proposed structure or addition. The elevation plan must show the overall height, architectural style, roof pitch, exterior materials, finishes, and colors, illustrating how the proposed improvement will look straight-on in relation to the existing dwelling.
4. Specifications - Detailed description of materials to be used and color samples must be submitted, if applicable.
5. Applicable Fee

Landscape Plans must also include the following:

1. A completed Landscape Submittal Worksheet (Appendix E).

2. One complete set of Front, Side and/or Rear yard Plans (refer to Residential Landscaping Section).

- Plan requirements (plans may be combined if legible):
 - All plans must show lot lines, building setbacks, footprint of house, and any adjacent streets. Minimum drawing scale is 1" = 10'-0".
 - An 8 ½ "x 11" copy of the Town of Gilbert approved plot plan must be included with the submittal.
 - Layout Plan: Showing any existing or new wall and paving locations, pools, pool equipment screening, turf / lawn locations, headers, and any other structural items such as fireplaces and barbeques. All items must be dimensioned and any necessary Town of Gilbert, and Calliandra Estates setbacks are to be noted on the plans. Any grade changes or mounding is to be noted on the plans for locations, size and elevation.
 - Planting Plan: Showing all tree and shrub locations as well as species (common and botanical names) and size information as well as decomposed granite color and size. If boulders are used, size type, and location must be noted on plan.
 - Low-voltage Lighting Plan (if applicable): Showing fixture and transformer locations and fixture type and wattage. Cut sheets for proposed fixtures must be provided. Colors/finishes must also be specified.
 - Hardscape Details: Any vertical structural elements such as walls, gates, fireplaces, and barbeques must have details submitted with the drawings including, scales, materials and finishes and colors.

If a pool or spa or water feature is proposed, Appendix G-1 must also be filled out and submitted.

DESIGN REVIEW FEES :

1. The CEDRC will perform most reviews. If the CEDRC reviews the submittal no fee will be required. If the CEDRC requires 3rd party assistance, the CEDRC will obtain an estimate to perform the review and will obtain the homeowner's approval before proceeding with the review. The homeowner will be responsible for the cost of the 3rd party review.

Review of the submittal will proceed once the required fee is received.

COMPLIANCE DEPOSIT

A Compliance Deposit may be required for proposed changes to home or property submitted after initial landscaping and or pool has been approved and installed that include major renovation to the landscape or exterior structure of the home. The Specific amount of compliance deposit will be determined by the Association based on the extent of the work being proposed.

The Purpose of this deposit is to:

- a. Assure the completion of proposed construction, installation, addition, alteration, repair, change or replacement occurring on the property.
- b. Repair any damage which might be caused to any areas of association responsibility/common areas as a result of such work.
- c. Cleanup and/or remove equipment, building materials, dirt, debris and similar materials, and to protect from damage and repair any damage to improvements sustained in connection with construction activities by or for the benefit of the owner.
- d. Ensure that the modification of an improvement or other structure, whether temporary or permanent, which in any way alters the exterior appearance of any lot, residence, or other property within the project is made in accordance with the plans and specifications approved by the CEDRC.

If an owner fails to perform their obligations related to a modification, the committee may:

- a. Use the compliance deposit funds to correct/complete the owner's work.
- b. Hold the owner's compliance deposit until the owner's obligations are completed.

The compliance deposit will not be refunded until successful completion of the construction review process.

REVIEW -- APPROVAL AND/OR DISAPPROVAL:

The *CEDRC* will evaluate each proposed design, alteration, addition, etc. for consistency with this document and appropriateness to its own lot, to the existing improvements and to the community as a whole. The *CEDRC* will evaluate proposed improvements on the basis of creating and maintaining a distinctive

desert image, compatibility with neighboring lot improvements, and from one lot to the next, functionality, and quality of visual appearance, materials, textures, mass and durability; and use and preservation of views from the site.

Neither the *CEDRC*, nor the Board, nor the Declarant shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of 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 consistent with maintaining and enhancing property values within the Calliandra Estates Community Association.

Review Process

1. The Calliandra Estates Community Association will distribute a copy of the proposed plans to the Calliandra Estates Design Review Committee (CEDRC) for the review.
2. The CEDRC will issue a written response within 30 days upon receipt of a submission and, if applicable, the review fee. The response will detail the committee's approval, conditional approval, or reasons for disapproval.
3. No Reviews will occur without all the required design elements and payment included with the first review.
4. Plans may require a second submittal for review if noted on the first review. The Homeowner must submit a revised copy to the Calliandra Estates Community Association to constitute a completed second submittal.
5. Failure to obtain plan approval within two reviews, resulting in additional submissions, will require the applicant to pay an additional review fee of \$100.00 per additional submittal required.
6. **No construction shall commence until final plan approval is received, however in some cases conditional approvals are allowed at the discretion of reviewer to expedite process. Conditional changes can be reviewed at the time of installation approval.**

Approval Expiration – Plans involving construction must be started within 90-days of the date of the Committee's approval of the application or the *CEDRC* approval shall be deemed expired and plans must be resubmitted in accordance with these Guidelines.

Construction Period - Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, in the *CEDRC*'s discretion based on the nature and complexity of the project), such construction

shall be completed within six (6) months after the date of the Committee's approval of the applicable application.

Construction Review

1. The CEDRC may review work in progress and give notice of non-compliance. Absence of such reviews and notifications during construction does not constitute either approval by the CEDRC of work in progress or compliance with the *Calliandra Estates Design Guidelines*.
2. Final Review. **Upon completion of the work, the Owner must submit a completed Request For Installation Approval form (Appendix F) to the Calliandra Estates Community Association.** The CEDRC will then conduct an inspection within thirty (30) calendar days and will issue a written notice of approval or failure, based on compliance with the final approved plan on the file with the Calliandra Estates Community Association
3. If the work is non-compliant, the Owner shall have thirty (30) calendar days to remedy non-compliance, after which a first re-inspection will be conducted. If the property remains non-compliant, a second re-inspection and any subsequent inspections will incur a \$150.00 fee per inspection, billed to the Homeowner.

Variances, Changes and Appeals

There may be occasions when an Owner desires to make a change that affects the exterior of the building or the site after construction documents are approved. When an applicant wishes to make a change which deviates from the plans as approved by the CEDRC, the applicant must submit a written request to the Association along with a set of plans clearly delineating the proposed change.

The CEDRC shall respond to such request within thirty (30) days from the date of submittal. No changes will be allowed unless approved by the CEDRC. The CEDRC reserves the right to charge an additional fee to complete this review process.

Any Owner wishing to appeal a decision by the CEDRC must do so in writing. Such appeal must be made to the Board of Directors within thirty (30) days after the decision of the CEDRC and must be accompanied by the written decisions of the CEDRC, copies of the application and all items submitted to the CEDRC. If a decision of the CEDRC is overruled on any issue in question, the prior decision of the CEDRC shall be deemed modified to the extent specified.

DESIGN REQUIREMENTS

LANDSCAPE DESIGN GUIDELINES

In view of the landscaping goals and objectives as outlined herein, it is strongly recommended that each Owner obtain the assistance of a qualified landscape professional thoroughly familiar with all aspects of site and landscape design in the region.

Landscape planning shall show sensitivity to existing adjacent landscapes in terms of species, design concept, and views. This is not to suggest that repetitive landscape treatments are required or encouraged.

Timing of Residential Landscape Improvements

Front yard, side and rear yard landscape improvements, which are visible from neighboring property, shall be completed within sixty (60) days after close of escrow.

Each Owner shall be responsible for dust control and prevention of erosion or sedimentation before, during, and after installation of landscape.

All disturbed areas not subject to immediate building and landscape construction shall have appropriate erosion prevention measures (such as seeding, etc.) implemented as specified by the CEDRC.

All Owners shall submit Landscape Plans to the CEDRC for specific review and approval *prior* to start of pool and landscape construction. **No construction shall commence prior to written approval of the owners landscape plans by the CEDRC.**

Model Homes

Model homes have been designed to follow the main intent of the “Calliandra Estates Design Guidelines”. In some cases, certain exceptions have been made as temporary alterations, which will be revised when the home is turned over to a future buyer. **Not all items shown in the model homes will be accepted by the CEDRC.**

RESIDENTIAL LANDSCAPING

Turf. Turf (artificial or live) must be setback two feet (2'-0") minimum from neighboring masonry walls and fences. No "islands" of turf shall be permitted, so all turf should connect to walkways, driveway or patio to promote access to the area. No turf area shall be less than 15' deep and should encompass no less than 50% of the front yard area.

Artificial turf must be a high quality, mixed blend synthetic turf. Submittal must include a 12"x12" sample and manufacturer and warranty information or a product spec sheet.

Live turf must be maintained year-round. Homeowners with live turf may overseed with winter rye annually. If a homeowner chooses to not overseed, the dormant turf must still be maintained in a neat, weed-free condition and watered according to seasonal guidelines.

Non-Turf Landscaping. If live or artificial turf is not installed in the front yard, high- density plant coverage is required as specified later in this document.

Trees. Trees must be setback 5'-0" minimum from lot/property lines, or neighboring masonry walls/homes.

Plants. Refer to Appendix A for prohibited plant material and B for approved plant material for the Calliandra Estates community. Plants not on either the Approved or Prohibited list will be considered on a case-by- case basis provided they are compatible with our desert environment and are not an invasive species. Decisions by the CEDRC are final.

Front Yard Guidelines:

The Calliandra Estates Design Review Committee prior to install shall approve landscape designs for front yards, including hardscape improvements.

1. Front yard area is defined as the total amount of area from the back of street improvements (sidewalk or curb where occurs) to the face of house, less the minimum area required for driveway. Front entry courts may be considered part of the front yard area, but are subject to specific guidelines.
2. Cacti and succulents shall be used in clusters with other plants, accents, boulders and berms to create points of interest in the front yard.

The plant requirements for the front yard shall be:

- 1 tree per 1000 SF of front yard area, 50% of trees required to be 24" box or larger.
- Plant density requirements below serve as target baseline

guidelines, subject to final CEDRC evaluation based on species selection and mature plant size to prevent overcrowding:

- Approximately 1 plant per 60 SF of front yard area, 20% of plants to be 5 gallons or larger. All accent plantings to be 5 gallon minimum.
- If live or artificial turf is not installed in the front yard, higher-density plant coverage is required. For every 500 square feet of front yard area, approximately 16 plants must be maintained (eight 1-gallon and eight 5-gallon sizes at installation), in addition to the above tree requirement.

3. Ornamentation: Water features (including fountains), driftwood, wagons, skulls, tombstones, wagon wheels and other non-approved sculptures are not permitted in the front yard.

Courtyard Guidelines:

Private Courtyards are encouraged in Calliandra Estates. Courtyard walls, pillars and gates should not exceed eight feet in height. Fireplaces, arbors, water features subject to review by the CEDRC.

Visible Rear Yard Guidelines:

The Calliandra Estates Design Review Committee prior to installation shall approve landscape designs for visible rear yards, including pools and hardscape improvements. **These improvements may be inspected by the CEDRC.**

Pool areas must comply with Town codes and regulations and will be reviewed with the landscape submittal by the CEDRC. Any other ancillary structures will also be reviewed by the CEDRC.

Private Rear Guidelines:

The Calliandra Estates Design Review Committee prior to installations shall approve landscape designs for private rear yards, including pools and hardscape improvements. **These improvements may be inspected by the CEDRC if needed to protect the interests or property of the HOA or neighbors.**

Pool areas must comply with Town codes and regulations and will be reviewed with the landscape submittal by the CEDRC. Any other ancillary structures will also be reviewed by the CEDRC.

IRRIGATION

All landscape irrigation shall be low water use, drip systems, except for turf or flower bed areas which may use spray system. Overspray onto public sidewalks or streets are not allowed. Homeowners will be held liable for any damage caused to property by over watering.

All irrigation clocks, valves and equipment shall be screened from direct view from the street if possible. Any irrigation equipment located on the side of houses within views of neighboring lots, property or streets shall be painted and maintained to match the house color.

LIGHTING

Landscape lighting can be highly effective as an accent statement. Landscape lighting for residential lots may also be used for accenting landscape features, sidewalks or driveways. All landscape lighting is to be low voltage and to be of a high architectural design.

Cut sheets of any proposed light fixtures must be included with the landscape submittal.

All lighting equipment shall be screened from direct view from the street if possible. Any lighting equipment located on the side of the houses within views of neighboring lots, property or street shall be painted and maintained to match the house color.

ROCK GROUND COVER AND BOULDERS

Decomposed Granite

All non-paved, disturbed, yard areas shall be top-dressed and finished with decomposed granite to two inches (2") depth. All decomposed granite used in the front yard or visible rear yard location must be 3/8" or 5/8" screened Apache Brown. In non-visible locations, acceptable sizes are 1/2", 3/8", 5/8" and 3/4" minus or screened. Acceptable colors are Apache Brown, Desert Brown, Black Cherry, Madison Gold, and Table Mesa Brown. Other colors may be considered by approval only. Rip rap may be used in front yards for **drainage purposes only**. Acceptable rip rap colors are: Autumn Gold, Apache Brown, Cinnamon or Desert Brown. Size shall be 3" - 6". **Native rock, pit run rock, or river run rock shall not be allowed in front or rear yards.** Non-functional rock "stream beds" are not permitted. Polyethylene film under desert-landscaped areas is not permitted.

Boulders

Boulders shall be surface select granite selected to match or compliment Apache Brown decomposed granite. Boulders shall be used as an accent; large massing is discouraged. Boulders must be integrated into the ground and buried to a

depth of at least 1/3 of boulderheight.

GRADING AND EARTH SHAPING

1. All grading shall have smooth slope transitions and shall be constructed to approximate natural grade forms and transitions. Subject to engineering requirements, engineered slopes shall be “naturalized” by a combination of:
 - a) Rounding of abrupt changes in vertical and horizontal angles beginning a minimum of two feet (2’ – 0”) before top of slope and two feet (2’-0”) beyond toe of slope.
 - b) Additions of fill or excavations to engineered areas to diversify widths, lengths and heights, eliminating straight lines and uniform shapes.
 - c) Smooth and natural slopes should be used for all berming and shaping. Slopes exceeding 3:1 are not acceptable.
2. Grading shall not:
 - a) Alter the lot drainage design as per the approved grading and drainage plans on record at the Town of Gilbert.
 - b) Raise or lower the grade along a lot wall, lot fence, or adjacent building.
 - c) Force a drainage pattern causing flooding of adjacent lots or common areas.
 - d) Create standing water.

Homeowner built retaining walls may not retain earth against a party or common wall.

RESIDENTIAL LANDSCAPE MAINTENANCE

1. Each owner, at owner’s sole cost, shall be responsible for the maintenance and repair of all landscaping on owner’s lot or parcel. This includes the area between the street and curb and right-of-way line on the owner’s lot or parcel. All landscaping shall be maintained in good condition, including but not limited to irrigation, mowing, fertilization, pruning, pest and disease control and trash removal. Lots with Turf in front yards are required to over seed in the winter months with a suitable rye seed. Dead, damaged or dying plant materials and damaged or deteriorating structural elements shall be replaced as soon as possible when an unsightly or potentially hazardous condition becomes apparent.
2. If such maintenance is not performed by the owner, the Association

may enforce these guidelines using the procedures described in the CC&R's.

3. If live turf is used, it should be overseeded prior to November 15th every year.

HARDSCAPES

Hardscapes are any hand-surface improvements at or near ground level. Hardscapes include, but are not limited to, pool decks, sidewalks, stepping stones, patios, wood decking, driveways and other hard-surfaced features. Landscaping between the hardscape and view fence is required. The CEDRC must approve any additional hardscape areas. Paving must be setback 3 feet from full view fencing and may not be raised more than 18 inches from finish floor height.

TURF HEADERS

Headers may not exceed 12 inches in width and shall be flush where they abut other paved areas. No rock, railroad ties, plastic, steel, aluminum or redwood header board will be approved.

WALL / FENCES

All perimeter and property walls have been designed and built by Toll Brothers for the Calliandra Estates community. Side yard walls were returned to the building architecture by Toll Brothers based on the neighboring conditions. These walls cannot be extended into the front yard area. No alterations or demolition is allowed to any builder provided walls, with the exception of the side yard fence block return walls, which may be removed and replaced for pool construction access. The location of these walls may not be changed without approval from the CEDRC.

Additional walls in the front yard will be allowed if they are 4'-0" maximum height, and designed with similar finishes and colors to compliment the architecture of the home. These walls must be submitted for review.

COURTYARDS

In some cases, a courtyard can be formed interior to the building or garage depending upon household layout by connecting architectural elements with a courtyard wall. In this condition, the courtyard wall may exceed the 4' height with a 6' maximum wall. The courtyard walls cannot extend past the facade of the interior of the building (living area of the house). Garages do not qualify as interior of the building. All associated pillars and gates should not exceed eight feet (8') in height. These conditions must be submitted for special review based on neighboring views, including location, height and details of the design. Fireplaces, arbors, and water features within the courtyard area are also subject to review by the CEDRC.

DRIVEWAY / DRIVEWAY EXTENSIONS

1. Driveway entrance for garage access may not be altered from the location as installed by the Builder.
2. Driveways shall remain as provided during the original construction for access to garages only. Paver borders may be added along the driveway edge but may not exceed 24" inches in width.
3. Driveway material must be integral colored concrete or integral color concrete pavers, complimentary with the house color and adjacent native desert earth colors. Asphalt, stained and painted concrete are prohibited. Bright or contrasting colors are prohibited. Driveway material may extend to sidewalk only.
4. Texture and score patterns, exposed aggregate, heavy rock salt, coarse broom and coarse trowel finishes are allowed.
5. Distance between Score Joints or between a Score Joint and an Expansion Joint shall not exceed ten feet (10') in any direction.
6. Driveway extensions from driveways originally installed by the Builder for garage access to side pedestrian or gates or double vehicle gates are permitted. If driveway extensions do not extend to the street, they must be screened from front view by landscaping elements.
7. Dual entry driveways are permitted if the second driveway (installed by the homeowner) is in close proximity to the driveway installed by the Builder for garage access and if the second driveway provides access to a double vehicle gate. The maximum width of the second driveway is 10 feet.

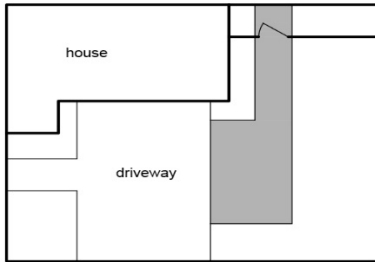
Below are examples of driveway extensions that are allowed.



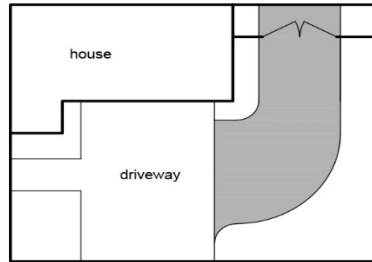
Paver borders - 24 inch maximum width



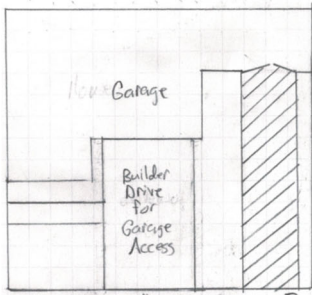
Paved walkway to single gate



Partially extended driveway to pedestrian gate

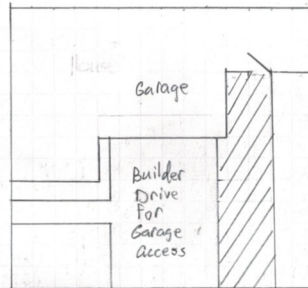


Partially extended driveway to double/vehicular gate



Dual Drive to double RV gate
Max width is 10 feet

Additional
Example
Driveway
Extensions
that are
Allowed.



Driveway extension to single gate

PATIOS / DECKS / PAVEMENTS

All hardscapes and patios are subject to approval by the CEDRC. Patios and decks may be constructed of wood, masonry, stone or concrete, provided that the design and texture of the material is in harmony with the dwelling unit. Paint where used, shall be either the dominant or trim color of the dwelling unit. Stains, where used shall compliment the color-scheme of the dwelling unit. Deck design shall minimize unsightly support structures. Wood post shall be enclosed with a one foot by one foot minimum footprint with finished and colors to match the dwelling unit. Any additional pavement areas in the form of concrete, black top, brick, tile or wood decking must compliment the color and finish of the adjacent hardscape and be approved by the CEDRC. Decks Visible from Neighboring Property shall not be used as storage areas. Above ground decks (including raised hardscapes, patios and platforms) shall not exceed 18 inches in height, measured from the primary finish floor level of the dwelling unit. All raised patios must be a minimum of 5'-0" from neighboring properties. Landscaping between the hardscape and view fence is required.

No bollards, chains or rope will be allowed as part of the front yard landscaping. Decking/patios will be allowed for front and rear yards at the discretion of the CEDRC.

FIREPLACES / FIREPITS / BARBEQUES

Covered and uncovered fireplaces, including temporary and moveable firepits and barbeques must be submitted to the Calliandra Estates Design Review Committee for approval prior to construction and shall be designed and constructed to be an extension of the architecture of the house. Colors and materials shall be incorporated from the architectural elevation.

1. Fireplaces/firepits less than 6' in height must be offset* 1'-6" from side and rear lot lines or adjacent homes. Fireplaces/firepits greater than 6' in height must be offset 5'-0" from side and rear lot lines or adjacent homes. These structures are not to be attached to perimeter walls or adjacent homes.
2. Fireplaces/firepits/barbeques must be offset 5'-0" full view walls.
3. Fireplace/firepit/barbeque structures are not to exceed eight feet (8'-0") in height at any point of the structure.

*Offset is to rear edge of chimney or fire-pit. Fire source must not heat the party wall or common wall. At least six inches of masonry and an air gap of two inches must be between the fire-source wall and the party or common wall.

Fireplace owner bears full responsibility for damage caused to adjoining owner by the fireplace.

GATES

Gates are to be constructed of metals or woods to integrate with the building architecture and must be designed to conceal the rear yard. All gates are to be approved by the CEDRC. Double/Vehicular gates are permitted. No stored vehicle / boat / trailer / etc., may be visible from the street or from neighboring property. Driveway extensions that do not extend to the street must be screened from front view by landscaping material.

POOLS / SPAS / HOT TUBS / WATER FEATURES

1. Pools, hot tubs and spas are allowed inside or rear yards only. Pools, spas, and pool equipment shall be screened from view from neighboring lots and property by design, location, or screen walls. Pool equipment must be 3' minimum from full view walls and screened from view. Pools, hot tubs and spas shall be built in and integrated into the pool deck and surrounding landscaping in all yards Visible From Neighboring Property.
2. Pools , hot tubs, spas and associated paving, must be setback 3'-0" minimum from any community or neighbor wall or fence.
3. Built-in spas and hot tubs may be elevated a maximum of twenty inches (20") above grade when forming an integral part of the poolscape. Design material and colors shall be consistent and compatible with the building architecture.
4. Pools and spas shall conform to the requirements of the Town of Gilbert. Equipment shall be screened from view from neighboring lots, common areas, and the street by wall enclosures. Slides, diving boards or other accessories shall not be visible from neighboring lots and property and must be submitted to the CEDRC for review.
5. Water features are not allowed in the front yards other than private courtyards, and must not be visible from the street. Water features in semi-private and enclosed rear yards are acceptable if they are not visible from adjacent property.
6. Water features cannot exceed 6'-0" in height.
7. Water features must be offset 5'-0" from full view walls.
8. In the case of water features, common walls cannot contain the water or be in direct contact with moisture. A separate waterproofed wall at least six inches thick must be used in front of the party or common wall if the fountain abuts that wall. Fountain owner bears full responsibility for water damage caused to adjoining owner by the

fountain.

FLAGPOLES

1. With the exception of flags allowed in the Federal Flag Code, freestanding flagpoles will not be permitted on any residential lot.
2. Decorative or seasonal flags of modest size (3' x 5' maximum) may be displayed from wall or soffit mounted brackets only.
3. Flagpoles for flags provided in the Federal Flag Code may not exceed the height of the rooftop of the home and said flags must be displayed in a manner consistent with the Federal Flag Code.
4. Flags are to be kept in good condition.

ORNAMENTATION / ART AND SCULPTURE

Ornamentation, art or sculpture Visible From Neighboring Property is not permitted. Components such as posts or fences to mark the home site corners, freestanding fountains, statues, wagons, wagon wheels, representations of animals, weather vanes, or any other miscellaneous items will not be permitted outside private areas either at the time of initial construction or later. Such objects are permitted in the private areas and must not be seen from any neighboring property.

PLAYGROUND EQUIPMENT

No jungle gyms, swing sets, trampolines, or similar playground equipment which would be visible from Neighboring Property shall be erected on any Lot without the prior written approval of the Calliandra Estates Design Review Committee.

All play equipment must be setback 5 feet minimum from property lines, and may not exceed 10 feet in height.

ARCHITECTURAL

EXTERIOR COLORS / ALTERATIONS

Plans and specifications submitted to the CEDRC must include detailed palettes of the exterior color scheme, including all exterior surfaces. Exterior surfaces must be compatible with other buildings in the neighborhood.

Any repainting or remodeling of exterior surfaces shall require submission of a color scheme to the CEDRC for approval in the form of Appendix I if the paint colors are different from the originally approved colors. The CEDRC, in its discretion, may approve other, compatible colors for a dwelling unit besides those originally approved for a subdivision.

All exterior building materials and the commencement of any exterior alteration must be approved by the CEDRC as described in these Design Guidelines.

SKYLIGHTS (OTHER THAN THOSE INSTALLED BY TOLL BROTHERS)

The visible portions of skylight frames must match the roof color as closely as possible or a bronze anodized color. Panel framing, hardware and piping must be painted to match roof color. Flat panel tinted glass style skylight only are allowed. No frosted or opaque plastic skylights will be approved. 'Solar Tube' skylights are allowed but shall not be visible when viewed from the fronting street.

ANCILLARY / LANDSCAPE STRUCTURES

Ancillary/landscape structures which may include but are not limited to greenhouses, gazebos, trellises, ramadas, swimming pool enclosures and similar structures are allowed in rear yards only and require CEDRC approval. For Non-Exempt Lots, no ancillary structure may exceed 400 square feet, including roof overhang. For Exempt Lots, ancillary structures may exceed 400 square feet only as approved by the CEDRC after taking into consideration, on a case-by-case basis, i) the lot size, ii) Section 11.3 of the Declarations of Covenants, Conditions and Restrictions for Calliandra Estates, and iii) how the proposed ancillary structure comports with these Design Guidelines. All structures shall be located at least five feet from any view fence. All structures greater than six feet in height must be located five feet from any property line and are limited to twelve feet in height. All ancillary structures shall be painted to match the color of the dwelling unit for that Lot or have a natural wood or other natural finish and shall have roofing material which matches the roofing color of the Dwelling Unit.

Ornamentation such as color blocking, murals or signage on architectural elements is prohibited. The CEDRC shall consider the impacts of noise, lighting and visual privacy on adjacent properties in review of applications. All ancillary structures shall

be integrated with the Dwelling Unit avoiding contrasting independent features without relationship to the architecture. The CEDRC will review each application in detail regarding proposed pergolas, ramadas, fountains, statues, art/sculpture, arbors, entry/security gates, etc. Entry features shall relate to the architecture utilizing like materials, similar scale and extensions of the architecture.

Underground Dwelling Units are not acceptable, except as approved by the CEDRC.

ANTENNAS AND SATELLITE DISHES

These Design Guidelines apply to Direct Broadcast Satellites (DBS) less than 1 meter in diameter, multi-channel multipoint distribution reception devices (wireless cable) and traditional television broadcast antennae (hereinafter collectively referred to as “television reception devices”). With respect to placement, all television reception devices must be installed in the least obtrusive manner possible. Specifically, the goal of these guidelines is to have as many television reception devices as possible ground mounted or otherwise obscured from view from adjacent property, streets or common areas.

TRADITIONAL TELEVISION BROADCAST ANTENNA

- Traditional television broadcast antennae should be installed first in the house’s attic or ground-mounted in the rearyard.
- If installation of a traditional television broadcast antenna in an attic or on the ground does not provide an acceptable quality signal, the traditional television broadcast antenna may be placed on the home.
- In placing the traditional television broadcast antenna on the home, placement is required to be the least visible from the front and sides of the home as possible.

DIRECT BROADCAST SATELLITE DISHES LESS THAN 1 YARD IN DIAMETER

- An attempt should first be made to ground mount a Direct Broadcast Satellite dish in the rear yard below the fenceline.
- If installation of a Direct Broadcast Satellite dish on the ground does not provide an acceptable quality signal, the Direct Broadcast Satellite dish may be placed on the home.
- In placing the Direct Satellite dish, the placement is required to be the least visible from the front and sides of the home as possible.
- Satellite dishes may not be attached to common walls.

All Direct Satellite dishes are required to be painted the color of the house if it is

installed in any manner other than a “ground mount.”

Only upon experimentation with ground mounting a television reception device and failure, can an Owner install a television reception device in a manner that the television reception device is Visible from Neighboring Property, the street or common area.

PROCEDURE

1. The owner must provide an architectural notice form that contains the following:
 - A. The type of television reception device.
 - B. The site / location of the installation.
 - C. A statement regarding whether any architectural restrictions would be violated by the installation.
 - D. If an architectural restriction is violated, an explanation of why the television reception device must be sited in the area/manner and a signed statement from a licensed installer that the site of installation is the only placement that will yield an acceptable quality signal and is required.

AWNINGS AND CANOPIES

Awnings and canopies provide an effective means for controlling glare and excessive heat build-up on windows and door openings, which help in reducing energy consumption and utility cost. The manner in which sun shading is provided has considerable effect on the exterior appearance of a house.

- (i) ALL awnings and canopies must be presented to the CEDRC for approval prior to installation.
- (ii) Awnings and canopies shall be placed in rear and side yards only.
- (iii) Awnings and canopies should be compatible with the architectural character of the dwelling unit in terms of style, materials, color and visual scale.
- (iv) The color of the awnings or canopies shall match the trim or dominant color of the dwelling unit. Exceptions must be approved by the CEDRC.
- (v) The location of any awnings or canopies shall not adversely affect views, sunlight, or natural ventilation or adjacent properties.
- (vi) If Visible from Neighboring Property, metal or wood frames for awnings shall be painted to match the trim or dominant color of the dwelling unit.

(vii) Plastic or rigid metal awnings are not permitted. Shade material must be canvas (or other woven material) of a color which is complimentary to the house as approved by the CEDRC. Shade screens which are not an integral part of a window system are not permitted.

BASKETBALL GOALS

Permanent basketball goals may be allowed in rear yards provided that they are a minimum of eight feet (8'-0") from a neighboring lot and are screened from view of the front street with trees. Portable goals will be allowed for use in front yards, but must be stored every night so as to not be Visible From Neighboring Property.

GUEST HOUSES, ADDITIONS AND OTHER HABBITABLE STRUCTURES

All attached and detached structures shall meet the same criteria for the main structure. Such structures shall be single level only, and, be located within the setbacks as specified. They shall be visually connected to the main building with walls, courtyards, trellis or other major landscape elements, and shall be architecturally integrated with the use of the same exterior building forms, materials and colors as the main house. No guest house, addition or other habitable dwelling shall be leased separate, or apart from the lease or ownership of the main house. Additional garages or parking spaces for guest houses are prohibited.

EXTERIOR LIGHTING

Standard Exterior Light Fixtures. All exterior light fixtures on dwelling units except those immediately at main entrances shall be of a type that has a light source shielded from view from the street and neighboring property. Security or "dusk to dawn" type lighting installed on the dwelling unit shall be concealed from street view by locating it under eaves or in other niches and painted to match the structure. Exposed bulb floodlights are not permitted at any location on a dwelling unit. No lighting shall be allowed that produces excessive glare or that shines on neighboring property. Standard daily exterior lighting must be warm white or soft yellow.

Permanent Roofline Lighting. Permanent roofline lighting systems require prior written approval from the CEDRC. Mounting tracks, channels, wires, and control boxes must be color-matched to the trim, fascia, eave, or soffit on which they are installed so that the system is visually unobtrusive during daylight hours. Outside of designated holiday periods, permanent roofline lighting systems may only be operated in static warm white or soft yellow colors for architectural, accent or security illumination. For the Christmas and New Year holiday period, colored lighting display modes are permitted beginning the day after Thanksgiving and must be reverted to warm white/yellow no later January 4. For

Halloween, colored lighting display modes are permitted from October 1st through November 5. For other nationally recognized holidays, colored lighting display modes are permitted 7 days prior to and 3 days after the holiday date. At all other times, lights must remain warm white or soft yellow. For holiday lighting effects, low-speed motion effects (such as slow fading, gentle twinkling, or gradual color transitions) are permitted during approved holiday display periods, provided they do not create glare or visual distraction for neighboring properties or the street. High-speed chasing, rapid strobing, fast flashing or high-contrast alternating colors are prohibited. Outside of approved holiday windows, lighting must remain static warm white or soft yellow.

Temporary Holiday Lighting and Decorations. Homeowners may display temporary holiday decorations in addition to or in place of permanent roofline systems. For the Christmas and New Year holiday period, temporary lighting and decorations may be displayed from the day after Thanksgiving through January 4. For Halloween, temporary lighting and decorations may be displayed from October 1 through November 5. For other nationally recognized holidays, temporary lighting and decorations may be displayed from 7 days prior to 3 days after the holiday.

PATIO ROOFS (OTHER THAN THOSE INSTALLED BY TOLL BROTHERS)

All patio roofs, shade structures and trellises shall be visual extensions of the architecture and main roof structure. Flat roofs shall have parapets with materials and colors to match the dwelling unit. The roof of any appurtenances, which are Visible from Neighboring Property shall be of tile or other “built up” roof material and shall be approved by the CEDRC. Wood posts shall be enclosed with a one-foot by one-foot minimum footprint with finishes and colors to match the dwelling unit.

ROOFTOP EQUIPMENT

In order to maintain a clean roof line character; the installation of any roof mounted equipment is not permitted, except solar collectors and television reception equipment as provided herein. Equipment which is not permitted includes, but is not limited to, air conditioning and heat pumps units, evaporative coolers, non-integrated solar collectors and wind turbine ventilators.

SCREENING

All ground mounted equipment such as air conditioning units, satellite dishes, pool or fountain equipment and electrical boxes, shall be screened so they are not visible from neighboring property or through visible rear yards. Design of walls shall fully screen equipment visible from neighboring property and through visible rear yards. Enclosures shall be located at least five feet (5'-0") from any view fence with plant material between the view fence and enclosure. All

screening shall be a logical extension of the architecture of the residence in color, materials and texture. Changes in material from the main house or freestanding screens are not permitted. Visible rear yards shall screen pool/spa equipment or other permanent equipment with a CMU wall finished to match adjacent wall texture and color.

SCREEN DOORS / WINDOWS SCREENS AND TREATMENTS

Screen doors and window screens have an open mesh designed to provide partial shading. Screening must be black or brown fabric mesh that allows at least 20% light penetration. Roll-down window screening must have the storage box and the fixtures mounted inside the window opening so as not to project beyond the building wall surface or window framing. Screen frames, supports and tracts must be painted to match the dwelling wall color or the window frame color, depending on the design.

All window coverings facing a street must be of neutral colors compatible with the exterior color of the home unless otherwise approved in writing by the CEDRC. No reflective materials (including, but not without limitation, aluminum foil, reflective screens or glass, mirrors or similar items) shall be installed or placed upon the outside or inside of any windows of a residence without the prior written approval of the CEDRC. No drapes, blinds, shades, screens or other items affecting the exterior appearance of a residence which are visible from neighboring property shall be installed or placed on the inside or outside of the windows of a residence except in accordance with the approved Design Guidelines.

SECURITY DOORS AND SECURITY WINDOW COVERINGS

Security doors are doors designed to prevent access while allowing air flow. Security doors must be of simple artistic design, match the color of the dwelling or be black or brown, and formed of an ornamental design of metal work.

CEDRC approval is required prior to installation.

Solid metal and louvered security doors, other security doors and door coverings are prohibited.

Exterior security window coverings, including solid or louvered metal coverings, bars or security mesh, and other heavy closures are prohibited.

SOLAR ENERGY DEVICES AND COLLECTORS

1. Submittal & Approval

In accordance with A.R.S. § 33-1816, solar energy devices (including solar photovoltaic panels and solar water heating collectors) are permitted, subject to prior submittal and written approval from the Design Review Committee (DRC).

2. Placement & Orientation

Solar panels and collectors should be located on rear- or side-facing roof slopes whenever feasible.

Placement on street-visible or front-facing roof slopes is permitted if placement on the rear or side would impair device performance, significantly reduce energy efficiency, or materially increase installation costs.

3. Panel Mounting & Aesthetics

On all pitched roofs, panels must lay flat and parallel to the roof plane, mounted no higher than the manufacturer's standard mounting brackets require. Propping panels up on angled rack legs is prohibited. On flat roof sections, low-profile angled racking is permitted to the extent necessary for proper drainage, providing the racking is set back from the roof edge to minimize visibility from street level.

Panel framing, hardware, and backing sheets must be dark or neutral in color (e.g., black or dark bronze) to blend visually with the roof.

4. Piping, Conduits, & Wiring

All exterior electrical conduits, plumbing, cables, and control boxes mounted on walls, soffits, or eaves must be painted to match the adjacent building color (stucco, trim, or roof tile).

5. Equipment Placement & Screening

Ground-based control equipment, inverters, battery storage units, and solar hot water storage tanks should be located inside a garage, behind a perimeter/courtyard wall, or in the least visible location feasible.

If local utility codes, electrical panel locations, or safety requirements mandate placement on an exterior wall (such as adjacent to the main electrical panel on an exterior garage wall), the equipment and all associated wiring/conduits must be painted to match the adjacent building stucco or wall color.

STORAGE SHEDS

Storage sheds are permitted provided the height is less than the perimeter walls and they are not Visible From Neighboring Property.

COMMUNITY RULES

See the CC&Rs for complete list of restrictions

The approved plant lists provided in the Appendices were carefully chosen for their appropriateness and availability. Certain plants are frequently requested which are not on the residential plant list. The plants on the following list are prohibited in the residential areas because of their size at maturity, high water use, invasive roots or inappropriateness to the Sonoran Desert.

Prohibited Plants: The following materials are prohibited from the use within Calliandra Estates

- All Cypress/False Cypress (Cupressus, Chamaecyparis, Juniper or Cedar (Juniperus), whose height may reasonably be expected to exceed six feet (6'-0"), will be prohibited
- All Eucalyptus species
- Fountain Grass (Pennisetum Soccateum)
- Common Bermuda Grass (Cynodon Dactylon)
- Mexican Palo Verde (Parkinsonia Aculeata)
- Desert Broom (Baccharis sarothroides)
- Fruiting Olives

APPENDIX B:**APPROVED PLANT LIST**

Botanical Name

Common Name

Trees/Palms

Acacia aneura	Mugla
Acacia berlandieri	Guajillo Acacia
Acacia constricta	White Thorn Acacia
Acacia craspedocarpa	Leather Leaf Acacia
Acacia farnesiana	Sweet Acacia
Acacia minuta	Sweet Acacia
Acacia pennatula	Fern Leaf Acacia
Acacia salicina	Willow Acacia
Acacia saligna	Blue Leaf Wattle
Acacia schaffneri	Twisted Acacia
Acacia stenophylla	Shoestring Acacia
Acacia willardiana	Pala Blanco
Bauhinia variegata	Hong Kong Orchid (purple)
Bismarckia nobilis	Bismarck Palm
Caesalpinia cacalaco	Cascalote
Canotia holacantha	Crucifixion Thom
Carya illinoensis	Pecan
Chilopsis linearis	Desert Willow
Chitalpa tashkinensis	Chitalpa
Citrus Species	
Dahlbergia sissoo	Sissoo Tree
Ebenopsis ebano	Texas Ebony
Fraxinus greggii	Littleleaf Ash
Fraxinus uhdei	Shamel Ash
Fraxinus velutina	Arizona Ash
Leucaena retusa	Golden Ball Lead Tree
Lysiloma cadidum	Palo Blanco
Lysiloma thornberi	Desert Fern
Microcarpa nitida	Ficus nitida
Nerium oleander 'petite pink'	Dwarf Oleander
Olea europaea	Fruitless Olive
Olyneya tesota	Ironwood
Parkinsonia florida	Blue Palo Verde
Parkinsonia microphylla	Foothill Palo Verde
Parkinsonia praecox	Palo Brea
Parkinsonia hybrid	"Desert Museum Hybrid"
Phoenix canariensis	Canary Island Palm
Phoenix dactylifera	Date Palm

Pinus eldarica
Pinus halepensis
Pittosporum Species
Platanus Species
Prosopis alba
Prosopis chilensis
Prosopis pubescens
Prosopis juliflora
Prunus cerasifera
Pyrus kawakamii
Quercus virginiana
Rhus lancea
Schinus molle
Schinus terebinthifolius
Sophora secundiflora
Syagrus romanzoffiana
Tipuaanu Tipu
Trachycarpus fortunei
Ulmis parvifolia
Ungnadia speciosa
Vitex agnus-castus
Washingtonia robusta

Eldarica (mondell) Pine
 Aleppo Pine

Argentine Mesquite
 Chilean Mesquite
 Screwbean Mesquite
 Honey Mesquite
 Purple Leaf Plum
 Evergreen Pear
 Southern Live Oak
 African Sumac
 California Pepper
 Brazilian Pepper
 Texas Mountain Laurel
 Queen Palm
 Tipu
 Windmill Palm
 Evergreen Elm
 Mexican Buckeye
 Chaste Tree
 Mexican Fan Palm

Tall Shrubs

Acacia greggii
Aloysia lycoides
Atriplex nummularia
Berberis haematocarpa
Bougainvillea
Buddleia marrubifolia

Cat Claw Acacia
 Bee Bush
 Old Man Salt Bush
 Red Barberry
 Bougainvillea
 Woolly Butterfly Bush

Caesalpinia gilliesi
Caesalpinia pulcherrima
Caesalpinia mexicana
Calliandra californica
Calliandra eriophylla
Clarissa macrocarpa 'green carpet'
Celtis pallida
Cordia boissieri
Cordia parvifolia
Dalea frutescens
Dalea pulchra
Dodonaea viscosa
Dodonaea viscosa
 var. 'Purpurea'

Yellow Bird of Paradise
 Red Bird of Paradise
 Mexican Bird of Paradise
 Red Fairy Duster
 Pink Fairy Duster
 Green Carpet Natal Plum
 Desert Hackberry
 Anachuita
 Little Leaf Cordia
 Black Dalea
 Pea Bush
 Green Hopbush
 Purple Hopbush

Duranta erecta 'sweet memory'
Eremophila "Valentine"
Ericameria laricifolia
Hibiscus rosa sinensis
Hyptis emoryi
Larrea tridentata
Leucophyllum species
Ligustrum japonicum
Lycium andersonii
Lycium brevipes
Lycium fremontii
Nandina domestica
Philodendron Xanadu
Photinia fraseri
Raphiolepis indica 'clara'
Rhus ovata
Rhus trilobata
Rhus virens
Rosa (species)

Rosmarinus officinalis
Senna artemisioides
Senna biflora
Senna nemophila
Senna wislizenii
Simmondsia chinensis
Tecoma stans and varieties
Vauquelinia californica
Ziziphus obtusifolia

Small Shrubs

Ambrosia ambrosioides
Ambrosia deltoidea
Ambrosia dumosa
Anisacanthus andersoni
Anisacanthus quadrifidus
 var. 'Wrightii'
A. nisacanthus thurberi
Aquilegia chrysantha
Asclepias linaria
Asclepias subulata
Callistemon viminalis
Convolvulus cneorum
Carissa macrocarpa
Cuphea llavea

Duranta
 Emu Bush
 Turpentine Bush
 Hibiscus
 Desert Lavender
 Creosote Bush

 Japanese Privet (waxleaf)
 Anderson Lycium
 Thorn Bush Fremont Lycium
 Fremont Lycium
 Heavenly Bamboo
 Xanadu Philodendron
 Fraser's Photinia
 Indian Hawthorn
 Sugar Bush
 Squaw Bush
 Evergreen Sumac
 Rose

Trailing Rosemary
 Feathery Senna
 Twin Flower Senna
 Desert Senna
 Shrubby Senna
 Jojoba
 Yellow Bells -
 Arizona Rosewood
 Graythorn

Giant Bursage
 Triangle Leaf Bursage
 White Bursage
 Anderson's Honeysuckle /
 Flame Anisacanthus

 Desert Honeysuckle
 Golden Colombine
 Pine leaf Milkweed
 Desert Milkweed
 Little John Bottlebrush
 Bush Morning Glory
 Natal plum
 Bat Faced Cuphea

Enceiia farinosa
 Ephedra trifurca
 Ephedra viridis
 Eriogonum fasciculatum
 var. 'Poliofolium'
 Gaura lindhymeri
 Jasminum mesnyi
 Justicia californica
 Justicia brandegeana
 Justicia candicans
 Justicia spicigera
 Ilex vomitoria
 Lantana species
 Lotus rigidus
 Malpighio glabra 'mariquita'
 Olea europaea 'iii ollie'
 Ophiopogon japonicus
 Perovskia atriplicifolia
 Pittosporum tobira 'variagata'
 Plumbago auriculata
 Punica granatum
 Rosmarinus officinalis
 Ruellia brittoniana
 Ruellia californica
 Reullia. peninsularis
 Salazaria mexicana
 Salvia species
 Senna armata
 Senna covesii
 Senna lindheimeriana
 Senna purpusii
 Sphaeralcea ambigua

Cacti/Succulents

Carnegiea gigantea
 Cereus hildmannianus
 Dasylirion longissimum
 Echinocereus engelmannii
 Echinocactus grusonii
 Euphorbia biglandulosa
 Ferocactus acanthodes
 Ferocactus wislizenii
 Fouquieria splendens
 Lophocereus schottii
 Mammillaria (species)

Brittle Bush
 Mormon Tea
 Mormon Tea
 California Buckwheat

Gaura
 Primrose Jasmine
 Chuparosa
 Shrimp Plant
 Red Justicia -
 Mexican Honeysuckle
 Yaupon Holly

Deer Vetch
 Barbados Cherry
 Little Ollie Olive
 Litrope (Lilyturf)
 RussianSage
 Variaged Pittosporum
 Cape Plumbago -
 Dwarf pomegranate
 Rosemary
 Spreading Ruellia
 Desert Ruellia -
 Baja Ruellia -
 Bladder Sage
 Salvia
 Spiny Senna
 Coves Cassia
 Lindheimer Senna
 Senna Purpusii
 Desert Mallow

Saguaro
 Night Blooming Cereus
 Grass Tree
 Hedgehog Cactus -
 Golden Barrel
 Gopher Plant
 Compass Barrel
 FishHook Barrel
 Ocotillo -
 Senita
 Mammillaria Cactus

Opuntia (species)
Stenocereus marginatus

Prickly Pear
Mexican Organ Pipe

Groundcovers

Acacia redolens
Atriplex semibaccata
Baccharis 'Centennial'
Bulbine frutescens
Chrysactinia Mexicana
Cynodon dactylon (Hybrids)
Daleo capitata 'sierra gold'
Daleo greggii
Eupatorium greggii 'boothill'
Gazania (species)
Glandularia (Species)
Hymenoxys acaulis
Lantana (species)
Liriope muscari
Malephora lutea
Myoporum parvifolium
Oenothera (species)
Rosemarinus officinalis
Ruellia brittoniana 'katie'
Zauschneria californica
Zephranthes candida
Zephuranthes grandiflora
Wedelia trilobata

Trailing Acacia
Salt Bush
Trailing Baccharis
Shrubby bulbine
Damianita Daisy -
Hybrid Bermuda Grass -
Sierra Gold Daleo
Trailing Daleo
Gregg's Mistflower
Gazania
Verbena
Angelita Daisy
Trailing Lantana
Liriope -
Rocky Point Ice Plant
Trailing Myoporum
Mexican Primrose
Dwarf Rosemary ____
Dwarf Ruellia _
Hummingbird Bush
Rain Lily -
Pink Rain Lily
Wedelia

Vines

Antigonon leptopus
Bougainvillea
Ficus pumila
Gelsemium sempervirens
Hardenbergia violacea
Macfadyena unguis-cati
Merremia aurea
Pandorea jasminoides
Podranea ricasoliana
Pyracantha coccinea
Rosa banksiae
Solanum rantonnetii
Solanum Jasminoides
Solarium rantonnetti
Trachelospermum jasminoides

Coral Vine
Bougainvillea
Creeping Fig Vine
Carolina Jasmine
Lilac Vine -
Cat's Claw -
Yucca Vine
BowerVine -
Pink Trumpet
Firethorn
Lady Banks Rose
Grandiflorum
Potato Vine
Purple Potato Vine
Star Jasmine -

Vigna Caracalla

Snail Vine

Perennial Wildflowers

Baileya multiradiata
Boutelova gracilis
Dyssodia pentachaeta
Eschscholtzia mexicana
Linum grandiflorum
var. 'Rubrum'
Lupinus densiflorus (species)
Lupinus succulentus
Melampodium leucanthum
Myoporum
Orthocarpus purpurascens
Penstemon (species)
Phacelia campanularia
Psilotrophe cooperi
Sphaeralcea ambigua
Tagetes lemmoni
Zinnia acerosa
Zinnia grandiflora

Desert Marigold
Blue Grama
Dyssodia
Mexican Gold Poppy
Scarlet Flax

Lupine
Arroyo Lupine
Blackfoot Daisy
Myoporum
Owl Clover
Penstemon
Desert Bluebells
Paper Flower
Globe Mallow
Mt. Lemmon Marigold
Desert Zinnia
Rocky Mountain Zinnia

Annuals

Seasonal Varieties

Accents

(species) Aloe
(species)
Chamaerops humilis
Cycas revolute
Dasylirion acrotriche
Dasylirion wheeleri
Dietes bicolor
Euphorbia antisiphilitica
Hesperaloe funifera
Hesperaloe parvifolia
Nolina microcarpa
Phoenix Roebelenii
Malpighio glabra 'mariquita'
Strelitzia nicolai
Strelitzia reginae
Yucca species

Agave -
Aloe
Mediterranean Fan Palm
Sago Palm
Green Desert Spoon -
Desert Spoon or Sotol -
Iris
Candelilla
Mexican Yucca Samandoque
Red or Yellow Hesperaloe _
Beargrass
Pigmy Date Palm
Deer grass -
Giant Bird of Paradise
Tropical Bird of Paradise
Yucca

APPENDIX C:

Calliandra Estates

SUBMITTAL GUIDELINES FOR LANDSCPING, POOLS, ETC.

1. Completely fill out the Design Review Application form located in Appendix D of the Supplement.
2. Completely fill out the Landscape Submittal Worksheet form located in Appendix E of this Supplement.
3. Completely fill out the swimming pool/water feature guidelines located in Appendix G of this Supplement for any and all pool, spa, and water feature installations.
4. If applicable-completely fill out the Compliance Deposit form located in Appendix H of this Supplement.
5. Include an 8 ½" x 11" copy of the Town of Gilbert approved plot plan.
6. Include cut sheets of proposes lighting fixtures if applicable.
7. If applicable, check payable to the Calliandra Estates Community Association for the review fees if 3rd party review is required.
8. Submit completed copies of items 1-6 above to:
Calliandra@WeAreVision or through the homeowner portal.

Be sure to include;

- A mailing address or email address to receive correspondence.
- Phone numbers that you or your landscaper/pool company can be reached at. All submittal forms must be signed by the homeowner.

APPENDIX D: DESIGN REVIEW APPLICATION

Hard copy applications and plans may be sent to:

Calliandra Estates Community Association C/O Vision Community Management 16625 S Desert Foothills Pkwy, Phoenix, AZ 85048 Phone: (480) 759-4945 Fax: (480) 759-8683. In

place of sending hard copies, electronic copies can be emailed to

Calliandra@WeAreVision.com or can be submitted through the Vision Property

Management homeowner portal

Name _____

_____ Building Address _____

Mailing Address _____

_____ Phone _____

_____ Lot # _____

Non-View Lot []

Full View Lot []

Partial View Lot []

(Check One)

Please provide a description of the request in detail; use additional pages as necessary. Please provide drawings, types of materials to be used, color(s), dimensions of improvement and location on lot. Plans must include a statement that the design is in compliance with the design guidelines.

Work to be performed by: _____ Phone: _____

The Homeowner agrees to maintain the improvement if the Calliandra Estates Design Review Committee (CEDRC) grants approval. The Homeowner further agrees to comply with all Town, County, State, & Federal laws and to obtain all necessary permits. It is the right of the CEDRC to inspect completed work.

Homeowner Signature Only _____

Date _____

(This area to be completed by the reviewer) The request as submitted above is:

[] Approved [] Disapproved/incomplete (resubmit revised plans):

Signature - Calliandra Estates Design Review Committee _____

Date _____

APPENDIX E: LANDSCAPE SUBMITTAL WORKSHEET

(Applications and Plans shall be sent to:
Calliandra Estates Community Association
C/O Vision Community Management
4645 E. Cotton Gin Loop 16625 S Desert
Foothills Pkwy, Phoenix, AZ 85040 85048
Phone: 602-437-4777 (480) 759-4945 Fax: 602-
437-4770 (480) 759-8683
Email plans to Calliandra@WeAreVision.com
or submit through the Vision Community
Management homeowner portal

LANDSCAPE SUBMITTAL WORKSHEET

Date: _____

Lot # _____

Homeowner: _____

Address: _____

Phone: _____

Landscape Designer: _____

Address: _____

Phone: _____

Contact: _____

Note: Check box for contact

The following checklist is intended to serve as a guide for Landscape Submission for Calliandra Estates Community Association Review. This worksheet must be completed and submitted with a \$275.00 review fee upon first review. Incomplete worksheets will not be reviewed.

Please sign below that review fee of \$275.00 has been submitted:

X _____

Plan Review Worksheet		
<i>Approved</i>	<i>Design Plan Criteria</i>	<i>Enter Value and or Check Off</i>
	Front yard area	
	For yards with turf: Approximately 1 Plant per 60 square ft of front yard area (20% 5g or larger). Final requirement subject to CEDRC review.	
	All accents @ 5gal or larger)	
	For front yards without turf: Approximately 1 Plant per 30 square ft of front yard area (50% 5g or larger)	
	For all front yards: 1 Tree per 1000 square ft of front yard area (50% @ 24" box or larger)	
	Total number of front yard area plants provided =	
	Grading plans or notes	
	Hardscape upgrade/lighting	

Plan Review Checklist		
<i>Approved</i>	<i>Design Plan Criteria</i>	<i>Check Off</i>
	Base Information Complete Scale, property line, floor plan, adjacent condition, building envelope	
	Hardscape (Non-Builder) Dimension, detail, finishes, elevation	
	Grading (Shaping) Plan Flow lines, contours, spot elevation, native	
	Planting Plan - Layout, top dressing, plant legend	
	Irrigation Plan - Point of connection, controller, backflow, valves, abels	
	Lighting Plan - Layout, equipment, details, spec sheets	

APPENDIX F: REQUEST FOR INSTALLATION APPROVAL

**(Applications and Plans shall be sent to:
Calliandra Estates Community Association
C/O: Vision Community Management
16625 S Desert Foothills Pkwy, Phoenix, AZ
85048 Phone: (480) 759-4945 Fax: (480) 759-
8683**

Please Note: This form must be completed in its entirety in order to be considered by the Calliandra Estates Design Review Committee (CEDRC). Incomplete forms will be returned to the property owner.

Name _____

Address _____

Phone _____ Lot Number _____

The project was completed on _____ per the DDERC approved design dated _____

Inspection request 1st _____ 2nd _____ 3rd _____

Inspection was done on _____

The request is: ☐ Approved ☐ Disapproved/Incomplete (resubmit for inspection)

Signature- Calliandra Estates Design Review Committee

Date

Please note you have two opportunities to meet the Final Inspection conditions. Failure to do so will result in the need for a third inspection and as such is subject to an additional \$100.00 fee.

APPENDIX G-1: ARCHITECTURAL GUIDELINES FOR **SWIMMING POOLS, SPAS, HOT TUBS AND WATER FEATURES**

**(Applications and Plans shall be sent to:
Calliandra Estates Community Association
C/O: Vision Community Management
16625 Desert Foothills Pkwy, Phoenix, AZ
85048 Phone: (480) 759-4945 Fax: (480) 759-
8683**

NAME: _____

PHYSICAL ADDRESS: _____

MAILING ADDRESS: _____

PHONE: _____; _____ LOT: _____

The following is a list of design guidelines, which must be adhered to when installing a swimming pool, spa, hot tub, or water feature. These items are not allowed in any front yard. Please provide these guidelines to your contractor to help insure compliance with the Calliandra Estates Community Association Design Guidelines.

Please check each box below to indicate compliance:

☐ Swimming pools and spas shall be located minimum of three feet from any fence/wall and five feet from any retaining wall. All fences must conform to current Town code.

☐ Entry for pool or spa construction will not be granted across a common area or through the Association's walls.

☐ Pool/spa equipment, where visible from neighboring property or common area must be screened by a block wall, finished and painted to match the adjacent wall.

☐ Swimming pool slides greater than six (6) feet in height must be located at least ten (10) feet from the property line and ten (10) feet from any view fence.

APPENDIX G-1: ARCHITECTURAL GUIDELINES FOR SWIMMING POOLS, SPAS, HOT TUBS AND WATER FEATURES

☐ Swimming pool slides greater than six (6) feet in height must be located at least ten (10) feet from the property line and ten (10) feet from any view fence.

☐ Swimming pool slides may not be higher than eight (8) feet.

☐ Rock or water features associated with pools and spas may not be greater than eight (8) feet in height, or no higher than the fence.

☐ Rock or water features integrated with a pool or spa must be setback a minimum of three (3) feet from any property line.

☐ Raised hardscapes (deck, patios, platforms, etc.) may not exceed eighteen (18) inches in height.

☐ Backwash water must be retained on owner's lot. A backwash hole filled with rocks may be dug, but must not drain off owner's property.

☐ Safety/security fences on lots with view fences must be painted to match the color of the view fence pickets

☐ Additional walls must match the color of the view fence wall.

☐ Covered and enclosed pools and spas require CEDRC approval. Design, materials and colors must be consistent and compatible with the dwelling unit.

Signature of Homeowner

Date

THIS ADDENDUM MUST BE SIGNED BY HOMEOWNER AND ATTACHED TO
REQUEST FOR ARCHITECTURAL APPROVAL

Name of Owner: _____

Property Address: _____

Phone number of Owner: _____(Day) _____(Night)

Amount of Compliance Deposit: \$ _____

NO WORK ON ANY MODIFICATION MAY BEGIN PRIOR TO THE
COMMITTEE'S ACTUAL RECEIPT OF THE RESPECTIVE
COMPLIANCE DEPOSIT.

The Association will hold such Deposit in a non-interest bearing account;
however, if the Association elects to invest the Deposit, any interest earned is the
Association's, and such interest earned shall not be paid to the Owner having
made such Deposit.

Name of Owner's Licensed Contractor performing the Modification: _____

_____ License number: _____

Address and phone number of Contractor: _____

Appendix I

Calliandra Estates

Supplemental Architectural Form - Change to Exterior Home Colors

Homeowner : _____ Property Address: _____

Date: _____ Home Elevation Style: _____ Lot #: _____

Type of service requested: Check one of the boxes below

☐ Provide Designer with suggested colors for approval – see Box 2. (\$85)

☐ Work with Designer in determining acceptable colors. (\$125)

Steps for Submittal:

1 – Fill out this form and include it with your Architectural Request submittal to Vision Community Management along with your check made payable to “Calliandra Estates Community Association” for the amount checked above. Or, to make a payment using a credit card, please contact the Calliandra Estates Community Association at 480-759-4945 and advise that you wish to make a payment for a color change.

2 – Upon receipt, your request will be forwarded to the HOA’s color design consultant (currently Lindberg Design) who will contact you to arrange for a personalized Exterior Colorization Consultation at your home.

3 – This form will be completed at the consultation by the color design consultant and will be submitted to the HOA for final approval – Box 3 – You will be notified by Vision Community Management of the final decision.

Box 1 - Current Paint Colors & Scheme Number (if known) _____

Color	Location (Fascia, Pop-outs, Entry Dr, Garage Dr, etc,)	Name of Color	SW Number
Main	Body		
Color 2			
Color 3			
Color 4			

Box 2 - Requested Paint Colors, if applicable

Color	Location (Fascia, Pop-outs, Entry Dr, Garage Dr, etc,)	Name of Color	SW Number
Main	Body		
Color 2			
Color 3			
Color 4			

Box 3 - Approved Paint Colors selected at Consultation

Color	Location (Fascia, Pop-outs, Entry Dr, Garage Dr, etc,)	Name of Color	SW Number
Main	Body		
Color 2			
Color 3			
Color 4			

X _____
Color Design Consultant

Date

X _____ Color
Homeowner Signature