

Vintage Ranch Homeowners Association
Design and Landscape Guidelines
Adopted October 2003
Revised August 2015

ARCHITECTURAL REVIEW PROCESS

In accordance with the Declaration of Covenants, Conditions and Restrictions for Vintage Ranch (the "Declaration"), the Design Review Committee (the "DRC") has adopted the following Design Guidelines for Architectural Improvements (the "Guidelines") which shall apply to all Lots within Vintage Ranch.

All homeowners and residents benefit from the planning and design expertise that went into the development of our community. The purpose of Design Guidelines is to work towards assuring homeowners and residents benefit from design standards being of high quality and maintained. This process attempts to protect property values and enhance the community's overall environment, which is ultimately an extension of our homes.

Each lot owner should read, review and make themselves self-acquainted with the CC&Rs recorded on their lot with Maricopa County and with these Design Guidelines as may be amended from time to time by the DRC. These documents are intended to enhance property values and the high standards of development that exist within Vintage Ranch. The Guidelines are established to assist residents in preparing an application to the DRC for structural and landscape improvements. **FOLLOWING THESE GUIDELINES DOES NOT ELIMINATE THE NEED FOR SUBMISSION OF PLANS FOR APPROVAL BY THE DRC.** Even if your addition or alteration is identical to another, which has been approved, it shall be submitted for approval. Because each situation may have different conditions, e.g., different locations, physical conditions or design considerations, etc., each application will be reviewed on a case-by-case basis. In the event of any inconsistency between these Guidelines and the Declaration, the Declaration shall control. All architectural approvals will be conditioned upon compliance with applicable town codes.

APPLICATION PROCEDURE

Submittal

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

Vintage Ranch Homeowners Association
c/o Vision Community Management
16625 S. Desert Foothills Pkwy
Phoenix, AZ 85048
Email: VintageRanch@WeAreVision.com
Fax: 480-759-8683

The following information should be included:

1. Application Form – A completed application form (copies of which can be obtained from the management office).
2. Plot Plan – A site plan showing the dimensions of the lot, the dimensions of the existing dwelling in relation to the lot, and the dimensions of the proposed addition or alteration in relation to

the existing dwelling and property lines (setbacks). Measurements shall be written on the plans. An accompanying photograph of the proposed location would be helpful as well.

3. Elevation Plan(s) – Plans showing the finished appearance of the proposed addition or alteration in relation of existing dwelling. An accompanying photograph of the proposed addition or alteration (if available) would be helpful.
4. Specifications – Detailed description of materials to be used and color samples shall be submitted.

All buildings and structures erected within Vintage Ranch and the use and appearance of all land within Vintage Ranch, shall comply with all applicable Town of Gilbert zoning and code requirements as well as the CC&Rs and these Guidelines.

Review – Approval and/or Disapproval

The DRC shall have forty-five (45) days after submittal of plans to approve or disapprove plans.

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

Neither the DRC, the Board, nor the Declarant shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of the plans does not mean that judgment is passed on the structural soundness of the addition or alteration or its effect upon existing or future drainage. The homeowner shall be responsible for obtaining any and all permits required by the Town of Gilbert (if applicable). The review of plans by the DRC, Board of Directors and/or the Declarant is for aesthetic purposes only.

Approval Expiration/Construction Period

Upon receipt of approval from the DRC for any Construction or Modification, the Owner who requested such approval shall commence the Construction or Modification approved by the DRC within ninety (90) days after the date the Construction Modification was approved by the DRC and shall diligently pursue such Construction or Modification so that it is completed as soon as reasonably practicable within such time as may be prescribed by the DRC. If the Construction or Modification is not commenced within the time period described by this Section, the DRC's approval of the Construction or Modification may be revoked by the DRC.

DESIGN GUIDELINES

Antennas and Satellite Dishes (reference CC&Rs Section 4.5)

Unregulated Receivers, whether attached to a building or structure, or on any Lot, shall be approved in writing by the DRC, with such screening and fencing as such Committee may require, prior to installation.

For antennas not regulated by the FCC, larger than one meter in diameter, Antenna Concealment Rules are as follows:

- The highest point of satellite dish shall be no higher than (12) inches below the lowest fence elevation.
- The DRC reserves the right to conduct a final inspection and stipulate any further requirements to screen the dish according to the CC&Rs.

The Association's preference for location of receivers which are regulated by the FCC (television antennas and satellite dishes less than one meter in diameter), in descending order, is as follows:

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

Any installation other than the back yard below the fence line shall be painted to match its background in color.

Notwithstanding the foregoing order of locations, if a location stated in the above list allows a Receiver to be placed so as not to be Visible From Neighboring Property, the Association would prefer that such location be used for the Receiver rather than a higher-listed location at which the Receiver would be Visible From Neighboring Property, provided such location will not unreasonable delay or prevent installation, maintenance, or use of the Regulated Receiver, or preclude the reception of an acceptable quality signal.

Awnings

Awnings shall be approved by the DRC. Awnings over windows shall be (a.) canvas, (b.) a solid color matching the exterior body or roof color of the home, (c.) the same color on the inside and exterior face, and (d.) installed only on the side and rear of the home. A minimum five-year guarantee is expected from the manufacturer to insure a high quality awning. Owner is responsible for maintenance and repair of awnings. Association retains the right to determine when an awning shall be repaired and/or replaced due to weathering, fading, tearing, ripping, etc.

Submit: The manufacturer, sample color swatch, type, and number of year's guarantee for approval prior to installation. All awning submittals shall include a drawing with the location of the proposed awning installation. A sample of the material used, along with the color and design of the proposed awning is required.

Basketball Hoops or Similar Structures (reference CC&Rs Section 4.19)

No portable basketball goal or backboard shall be constructed, installed or maintained on any lot. Permanent basketball goals or backboards may be installed in the front or rear yards, provided that they meet the following guidelines:

- Architectural approval shall be submitted for and obtained in writing prior to the installation of any basketball goal.
- No portion of the basketball goal and/or backboard may be attached to the house.
- Backboard shall be white or clear Plexiglas.
- All non-clear surfaces, metal supports and pole shall be painted to match the stucco color of the house. Basketball goal structures or poles can also be painted a professional gray, charcoal, or black finish.
- It is preferred that the basketball goals are installed on the “interior” side of the driveway so that they back to the homeowner’s own front yard. However, they may be mounted on the “exterior” side of the driveway provided that they are at least ten (10) feet from the property line.
- Basketball goals installed in the rear yard shall be located a minimum of fifteen (15) feet from any perimeter wall.
- All basketball goals shall be permanently mounted in concrete and located a minimum of ten (10) feet from the backside of the sidewalk.
- Basketball goals including the net shall be maintained in good condition at all times. Fading poles, backboards or other materials are not permitted. Leaning and rusting poles shall be repaired, replaced, or removed.

Concrete Additions/Driveway Expansions

A single, thirty-six (36) inch wide sidewalk from the driveway to the rear yard gate may be installed without prior written approval, provided that it matches the existing sidewalks in color and texture. All other concrete additions shall be submitted for and approved in writing prior to installation.

Driveway expansion will be considered for approval provided the combined width of the existing driveway plus the proposed expansion do not exceed fifty percent (50%) of the total width of the front yard, when measured from the widest section of the driveway with expansion. Landscaping shall be part of the plan submittal showing where and what will be added to soften the look of the concrete. The expanded driveway may be no closer than 18 inches to the side lot line or 12 feet to the side lot line if adjacent to a street. No parking shall be permitted on a driveway expansion when within five (5) feet of the property line or when space in the existing driveway is available. Plans shall include a plot plan and specifications showing:

- All dimensions of front of the lot (total area not enclosed by the rear yard perimeter fence)
- Measurements of existing driveway
- Measurements of paved surface
- Measurements of space between paved surfaces where applicable
- Landscaping to be installed to soften the look of the concrete
- Whether or not the curb adjacent to the proposed paved surface is a rolled curb or an L-shaped curb
- All building materials and colors to be used

Decorative Items (Including but not limited to, Benches and Other Seating Items, Fountains/Water Features, Light Poles, Ornamental Statuary, Etc.)

Fountain/water features will be considered for approval with the following provisions:

- Except as approved by the DRC, no fountain shall be placed or maintained nearer to the front property line than the walls or attached open porch of the dwelling erected on the lot.
- The maximum height is five (5) feet.
- It is recommended that the water be chlorinated.
- It is the obligation of the owner to keep the fountain well maintained and in good operating condition.

Benches and other seating items will be considered for approval with the following provisions:

- The maximum height may not exceed four (4) feet.

Other decorative items including but not limited to ornamental statuary, artistic work, craft work, figurines or ornamentation of any kind shall be located in the rear yard and screened from view of neighbors, streets and common areas, unless approved in writing by the DRC.

Exterior Lighting will be considered for approval with the following provisions (reference CC&Rs Section 4.23):

- Lighting shall be shielded such that the light shines primarily in the Lot; lights which create glare visible from other Lots are prohibited.
- Colored light bulbs, lenses or reflectors are not permitted.
- Light fixtures shall not exceed an illumination intensity of more than one-foot candle power as measured from the Lot line.
- Low-pressure sodium bulbs are not permitted.
- Outside lights should be screened wherever possible with walls, plant materials, or internal shielding.

Exterior Painting

Owners are encouraged to contact the management company prior to beginning any painting project to ensure the necessary process is followed.

The Association has an Approved Color Scheme List available for homeowner review. Owners shall submit for approval even if colors are selected from this list. The approval process is expedited for owners who use the Approved Color Schemes.

Owners who wish to paint their home using the existing paint color shall submit for approval, and include the names of the paint colors to be used. The approval process is expedited for owners who paint using existing colors.

Owners who wish to paint using new colors, or colors that are not included on the Approved Color Schemes, shall submit paint color samples, of a size no smaller than three by five inches (3"x5"). This process cannot be expedited, and can take up to the allowed forty-five (45) days for a decision.

Fences and Walls (Including Decorative Walls)

Plans for new fences or walls or additions or modification to existing structures shall be submitted to the Committee for approval prior to construction. (This includes decorative walls).

Stucco and paint shall match the existing dwelling in texture and color.

Flags and Flagpoles

No more than two (2) approved flags may be flown at one time. Flags are limited to a size of three feet by five feet (3'x5'). Flags shall be displayed in a manner consistent with the federal flag code. The approved flags are as follows. Any flags not included on the below list may be flown with prior written approval.

- The American flag or an official or replica of a flag of the United States army, navy, marine corps or coast guard
- The POW/MIA flag
- The Arizona state flag
- An Arizona Indian nations flag
- The Gadsden flag
- Flags of official sports teams and universities are allowed as long as they remain in good condition and are not offensive, indecent or considered vulgar.

Flagpoles will be allowed with prior written approval. Flagpoles may not exceed the height of the roofline of the house, and may not be reflective. Owners shall take steps to prevent the clanging of hardware on the pole.

Gates

Double gates may be installed at Vintage Ranch to allow wider access ways to back yards. Double gates should be of the same type, design, color and location as the originally installed single gates. Shrubs, tree or other plants should be located between the house and the double gates, where possible. The installation of gates in a side fence running along a street where neighboring lots have front yards facing the same street is prohibited.

When gates are in need of maintenance, homeowners with wood gates shall paint them to match their fence or may stain the wood in its natural color and homeowners with wrought iron gates with wood inserts shall paint the wrought iron black or to match their fence and may maintain the wood in its natural color.

Gutters and Downspouts

Gutters and downspouts may be considered for approval. Their finish shall match the dwelling in color. High-quality materials that offer long life are recommended, as the homeowner will be required to maintain the addition in good repair. Plans shall include:

- The proposed locations of the gutters and downspouts
- The quality of materials to be used
- Warranty by the manufacturer
- Name and contact information of the installer
- Plan showing water not directed to neighboring property

Heating, Ventilating, Air Conditioning Units, Including Evaporative Coolers (reference CC&Rs Section 4.18)

All units shall be ground mounted.

Holiday Lights

Homeowners are allowed to decorate their homes for the holidays. Homeowners may decorate 45 days before any holiday and shall remove the decorations within 30 days after the holiday.

Machinery and Equipment (reference CC&Rs Section 4.12)

No machinery, fixtures or equipment of any type, including, but not limited to, heating, cooling, air conditioning, refrigeration equipment and clotheslines may be placed on any Lot or parcel without screening or concealment from view of non-residential neighboring property or in public property. Oil pans, carpet, boards or any other object used to collect oil spills from driveways shall be concealed from view when not in use.

Patio Covers

Plans for patio covers will be considered for approval. The following minimum standards are required:

Partial Shade Covers

- Horizontal shading members: minimum 2x2 rough sawn, with a maximum overhang of 6 inches past a support.
- Horizontal support members: minimum 4x6 rough sawn or double 2x6 members.
- Vertical support members: minimum 4x4 rough sawn.
- Color: to match existing trim.

Solid Patio Covers

- Flat roof pitch less than 1":12" shall have a brae or other built-up roof application identical in color and quality that meets Town code.
- Sloped patio cover with 4":12" and greater shall have tile to match existing dwelling.
- All building materials and structural designs shall meet Town code and have a Town permit.
- Color: to match existing trim.

Play Structures and Trampolines (reference CC&Rs Section 4.20)

Plans for play structures and trampolines shall be submitted for prior written approval regardless of intended height. Typically, all play structures protrude the height of any block walls that separate the front yard from the backyard. (The backyard shall be referred to the area on any Lot within the block walls.) The intent of this paragraph is not to eliminate play structures and trampolines, but rather to assure all structures are erected using clear guidelines to prevent the proliferation of non-compliant or unsightly structures.

Because of the individual nature of the location of each lot and the positioning of each home on the lot, all requests for play structures and trampolines will be reviewed on a case-by-case basis.

For all play structures and trampolines, the following guidelines apply:

- Without exception all play structures and trampolines shall be kept in the rear yard behind the property's block walls.
- All play structures and trampolines shall be a minimum of six (6) feet from neighboring property.
- If the play structure or trampoline is visible from the street, landscaping shall be installed to obscure the view.
- The maximum height of the play structure or trampoline may not exceed eleven (11) feet from the ground to the highest point of the structure.
- The maximum height of any deck platform of any play structure shall not exceed five (5) feet from ground to the deck platform.
- Any shade canopy shall be solid in color and maintained or replaced regularly to avoid unsightly appearance.

The following items shall be included with all play structure and trampoline submittals:

- A plot plan showing the precise proposed placement of the play structure or trampoline on the lot, in relation to the property lines and the existing home.
- The measurements of the setbacks from side walls, rear walls, front walls, and the home.
- The measurements of the proposed play structure or trampoline, including the height at its highest point, the width at its widest point, and the length at its longest point.
- A brochure, photo and/or drawn picture, along with the proposed structure color and description of materials to be used in the construction of the proposed play structure or trampoline.

Pools and Spas

Pool accessories that will exceed the height of the fence shall be submitted for approval, e.g. slides, water features, etc.

Pools and spas need not be submitted for architectural approval provided that perimeter "theme" walls on lots bordering Association landscaped areas are **not** torn down. Access shall be gained by tearing down a front wall on the side of the home, leaving the perimeter theme wall intact, assuring it matches in texture and color throughout the community.

Ramadas or Similar Structures

These shall be limited to single story structures. No upper decks will be allowed. Structure Design shall be harmonious with the dwelling and exterior landscape. Structures shall be considered for approval provided they do not exceed twelve feet six inches (12' 6") in height above approved finished floor, are placed no closer than five (5) feet from any party wall, and do not violate any provisions of the recorded Declarations on the Association.

Signs (reference CC&Rs Section 4.5 and ARS § 33-1808)

No signs which are Visible from Neighboring Property shall be erected or maintained on any lot without prior written approval. No signs may be placed on any common areas without prior written approval.

“For sale” and “for lease” signs shall not exceed eighteen by twenty-four inches (18”x24”), and may carry one rider not to exceed six by twenty-four inches (6”x24”). “For sale and “for lease” signs that are not commercially produced are prohibited.

Political signs may be placed out no more than seventy-one (71) days prior to the election, and shall be removed within three (3) days following the election. Owners shall abide by all Town of Gilbert codes and ordinances regarding the display of political signs.

Solar Panels

Except as may be initially installed by the Declarant, no solar energy collecting unit or panels shall be placed, installed, constructed, or maintained upon any lot without the prior written approval of the DRC. All ground equipment shall be kept in the rear yard, behind the property’s block walls. Any conduit, cables or wires running from the panels to ground equipment shall be painted to match the home. Any wall mounted utility boxes shall be painted to match the color of the home.

Storage Sheds

Storage sheds will be permitted provided the maximum height of the shed does not exceed the height of the immediately surrounding fence or fences. All sheds shall be submitted for approval prior to installation. Additionally, all sheds shall be maintained properly. Fading or rusted materials are not acceptable and shall be repaired or replaced.

Trash Bin Storage

The following items shall be followed accordingly:

- All garbage or trash is to be kept in covered containers. Disposal or incineration of garbage on the property is not permitted except for the allowed weeks of bulk pick up by the Town of Gilbert.
- Trash container are to be stored out of sight in your garage or behind the gate except on collection days.
- Trash containers may not be placed on the street for collection prior to the night before collection and shall be removed from the street no later than the night of collection.

Window Covering Materials (reference CC&Rs Section 4.24)

Permanent draperies or suitable window covering on all windows facing the street shall be installed within sixty (60) days from the close of escrow. All such window coverings facing the street shall show a white or beige color unless otherwise approved in writing by the DRC prior to installation.

Clear aluminum (silver colors) screen material is prohibited, as are silver aluminum screen doors.

Bronze, charcoal or gray sunscreen material may be installed. The frame for window screens shall match the existing window frames. As long as the guideline is met and the sunscreens are of high quality and professionally installed, a sunscreen request form need not be submitted for approval.

Reflective window films are expressly prohibited. Bronze or charcoal non-reflective window tinting may be installed.

Security Doors

Security doors need not be submitted for approval provided that they are painted to match the stucco color of the home and that they are not an elaborate or ornate design.

LANDSCAPE GUIDELINES

These Landscape Guidelines are in addition to the Declaration and are binding on all owners. These guidelines may be amended from time to time by the DRC, as it deems appropriate. It is the responsibility of each owner to obtain and adhere to the requirements in the most recent Landscape Guidelines.

Front Yard Landscape Guidelines

Themes: Either xeriscape or turf.

Trees: A minimum of one 15-gallon tree per 500 square feet of landscaped area. All trees shall be chosen from the approved tree list in Exhibit A.

Plants: A minimum of one 15-gallon plant per 100 square feet of landscaped area and one 1-gallon plant or groundcover per 100 square feet. All plants shall be chosen from the approved plant list Exhibit B. Plantings shall be installed on both sides of the driveway.

Turf: The use of turf is encouraged. If turf (such as mid-iron) is selected, all areas designated as turf are to be sodded. Front yard turf areas are required to be contained by continuous walkways, driveways, headers, decorative walls or boulders, and shall be kept healthy. Artificial turf may be considered by the DRC or the board depending on the quality. Artificial turf should resemble that of substantial grass. Fading or discoloration is unacceptable and shall be replaced when necessary.

Granite: If decomposed granite or other landscape rock is used, it shall be from the granite color list attached as Exhibit C. Lava rock and/or cinder rock is prohibited. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth. Planting underlining is prohibited. River rock shall be 3"-6" in size and be used in accent locations only.

Irrigation: All landscaping is to be irrigated by means of an underground irrigation system. A drip system is encouraged for conservation of water. All turn sprinklers shall be "pop-up" heads only. All irrigation for shrubs and turf areas shall be installed at least two feet away from the foundation of the home.

Mounding: Mounding and other proposed grade changes will be closely scrutinized by the DRC to assure mounding appears natural. Mounds should be a maximum of 24" in height and have natural looking shapes. Berms shall not divert drainage in any way.

Boulders: The use of accent boulders is encouraged. The boulders shall all be surface select in color and be a minimum of 250 pounds in weight. All boulders are to be buried 1/3 in the ground.

Border Material: The community encourages the sharing of common granite colors between neighbors to limit the use of border material along property lines. Brick, concrete and flagstone borders are approved border materials for containing sod areas. Metal or plastic edging is prohibited in this community.

Hardscapes: All addition of pavement in any areas shall be approved by the DRC. A maximum of 15% of the total front landscaped area can be dedicated to hardscape (excluding side yard access hardscape). Samples of correct size and color need to be submitted for approval.

Lighting: Landscape accent is encouraged. Lighting shall be shielded such that the light shines primarily on the lot and should be shielded with plants or walls when possible. Colored lights are prohibited.

Water Features: All front yard water features will need prior approval of the DRC before installation. Details are to include pond depth, materials, heights and widths and plumbing specifications.

Decorative Walls: Masonry planter and decorative walls shall be no taller than 30" in height. Any wall not made from stone shall be covered with stucco and painted to match the house.

Artifacts: Wagons, wagon wheels, barrels, bridges, wishing wells, or items similar in nature will not be permitted.

Non-Uniformity

Different lots may have different landscape design criteria. The DRC shall not be required to approve any landscaping design simply because another similar or exact design has previously been approved. The DRC may, and in extenuating circumstances, grant variances from the restrictions set forth in these Landscape Guidelines if the DRC determines, that a restriction would create an unreasonable burden on an Owner when the modified restriction permitted under a variance would not have a substantial adverse effect on the other owners or the project and is consistent with the high quality of life intended within the project.

Landscape Maintenance Requirements

All landscaping is to be maintained in a neat and orderly manner, and all trees, turf, shrubs and flowers shall be kept in good health. If a landscape element dies, the owner is obligated to remove and replace with the same type of landscape element within thirty (30) days. Any changes to the landscaping shall be approved in writing by the DRC prior to installation.

Trees may not be allowed to encroach on common areas or neighboring property, or grow so as to block pedestrian access to sidewalks or vehicle access to roadways. Canopies of trees shall be raised a minimum of eight (8) feet from the ground. Palm trees shall be trimmed every year so dead and brown fronds do not accumulate on the tree.

Turf areas shall be kept free from weeds. Turf shall be kept healthy and free from bare dirt areas and large brown areas. Turf areas shall be trimmed to prevent over growth.

Shrubs, plants and flowers shall be kept in good health and shall be pruned to remove dead areas and to prevent over growth.

All granite and hardscape areas shall be kept free from weeds and debris.

VINTAGE RANCH HOMEOWNERS ASSOCIATION
APPROVED TREE LIST
EXHIBIT A

BOTANICAL/SCIENTIFIC NAME	COMMON NAME
<u>Canopy Trees</u>	
Giejera Parviflora	Australian Willow
Ulmus Parvifolia	Evergreen Elm
Schinus Terebinthifolius	Brazilian Pepper Tree
Olea Eruopaea "Swan Hill"	Swan Hill Olive "Multi-Trunk"
Prosopis Chilensis "Thornless Variety"	Thornless Chilean Mesquite
Quercus Virginiana	Southern Live Oak
Jacaranda Aucutifolia	Jacaranda
Ficus Nitida	Indian Laurel Fig
Fraxinus Velutina "Rio Grande"	Fan-Tex Ash
Citrus (Back yard only)	Citrus (dwarf encouraged – back yard only)
Cercidium Floridum	Blue Palo Verde
Cercidium Microphyllum	Little Leaf Palo Verde
Cercidium Praecox	Palo Brea
Acacia Farnesiana	Sweet Acacia
Olneya Test	Iron Wood
 <u>Vertical Trees</u>	
Acacia Silicon	Weeping Wattle
Brachychiton Populneus	Bottle Tree
Pinus Elderica	Mondel Pine
Pinus Canariensis	Canary Island Pine
Pinus Roxburghii	Chir Pine
Podocarpus Macrophyllum	Yew Pine
Cocos Plumosa	Queen Palm
Washintonia Robusta	Mexican Fan Palm
Phoenix Dactylifera	Date Palm
Phoenix Roebelenii	Pigmy Date Palm
Acacia Salicina	Weeping Wattle
Acacia Stenophyllia	Shoestring Acacia
Chilopsis Linearis	Desert Willow
 <u>Flowering Trees</u>	
Nerium Oleander "White or Red"	Oleander Tree
Pyrus Calleryana	Bradford Pear
Prunus Cerasifera	Purple Leaf Plum
Pithecellobium Flexicaule	Texas Ebony
Saphora Secundiflora	Texas Mountain Laurel

VINTAGE RANCH HOMEOWNERS ASSOCIATION
APPROVED PLANT LIST
EXHIBIT B

BOTANICAL/SCIENTIFIC NAME	COMMON NAME
<u>Ground Covers and Accents</u>	
Lantana "Species"	Lantana Varieties
Rosmarinum Officianalis "Prostratus"	Dwarf Rosemary
Verbena Species	Verbena Varieties
Asparagus Sprengeri	Asparagus Fern
Lonicera Japonica "Halliana"	Halls Honeysuckle
Trachelospermum Asiaticum	Asian Jasmine
Hemerocallis Hybrid	Daylilly Varieties
Dietes Bicolor	Fortnight Lilly
Strelitzia Reginae	Tropical Bird of Paradise
Dalea Greggii	Prostate Indigo Bush
Ruellia Brittoniana "Katie"	Dwarf Ruellia
Drosanthemum Speciosum	Ice Plant
Baccharis Pilularis "Centennial"	Dwarf Coyote Bush
 <u>Shrubs and Vines</u>	
Nerium Oleander "Species"	Dwarf Oleander Varieties
Leucophyllum Frutescens	Green Cloud Texas Sage
Juniperus Savina Arcadia	Arcadia Juniper
Cassia "Species"	Cassia Varieties
Carissa Grandiflora	Green Carpet Natal Plum
Rhapiolepis "Species"	India Hawthorne Varieties
Photinia Fraseri	Fraser's Photinia
Ruellia Peninsularis	Baja Ruellia
Bouganvillea	Bougaanvillea
Pittosporum	Pittosporum
Tecomaria Capensis	Cape Honeysuckle
Plumbago Auriculata	Blue Cape Plumbago
Hibiscus	Hibiscus Varieties
Thevetia Peruviana	Yellow Oleander
Pyracantha	Pyracantha Varieties
Gelsemium Sempercirens	Carolina Jessamine
Ficus Pumila	Creeping Fig
Caisalpinia Pulcherrima	Red Bird of Paradise
Caesalpinia Mexicana	Mexican Bird of Paradise
Leucophyllum Laevigatum	Chihuahuan Sage
Leucophyllum Frutescens	Green Cloud Texas Sage
Leucophyllum Langmaniae	Rio Bravo Sage
Leucophyllum Candidum	Thunder Cloud Sage
Convolvulus Cneorum	Bush Mourning Glory

VINTAGE RANCH HOMEOWNERS ASSOCIATION
 APPROVED PLANT LIST
 EXHIBIT B

BOTANICAL/SCIENTIFIC NAME

COMMON NAME

Shrubs and Vines

Convolvulus Mauritanicus	Green Morning Glory
Salvia Greggii	Autumn Sage
Tecoma Stans	Arizona Yellow Bells
Tecoma Stans	Orange Jubilee
Bougainvillea S.	Barbara Karst Bougainvillea
Bougainvillea "Crismon Jewel"	Bush Bougainvillea

Cactus/Agave/Yucca Accents

Saguaro Gigantea	Saguaro
Echinocactus Grusonii	Golden Barrel Cactus
Ferocactus Species	Barrel Cactus Varieties
Agave Vilmoriniana	Octopus Agave
Agave Pacifica	Pacific Agave
Hesperaloe Parvifolia	Red Yucca
Dasyliirion Wheeleri	Green Leaf Desert Spoon

PROHIBITED PLANT AND TREE LIST

Olea Europaea
 Pennesethus Setaceum
 Cortaderia Selloana
 Parkinsonia Aculeatea
 Mulberry Trees
 Citrus (Not allowed in front)
 Eucalyptus (all varieties)

PROHIBITED PLANT AND TREE LIST

Olive Trees (Swann Hill allowed)
 Fountain Grass
 Pampas Grass
 Mexican Palo Verde
 Mulberry Trees
 Citrus (Not allowed in front)
 Eucalyptus (all varieties)

VINTAGE RANCH HOMEOWNERS ASSOCIATION
APPROVED GRANITE LIST
EXHIBIT C

GRANITE MATERIAL

Madison Gold
Desert Brown
Desert Gold Red Mountain Mine
Coral AKA Pink Coral
Mirage
Yavapai Coral

Allowed in (if available):

½" Minus
½" Screened
¾" Minus
¾" Screened

VINTAGE RANCH HOMEOWNERS ASSOCIATION

VIOLATION FINE POLICY

Whereas, the Board of Directors, in full compliance with Arizona Revised Statute 33-1803 and governing documents of the Association, hereby adopts the following policy:

FIRST OFFENSE/ FRIENDLY REMINDER*

Days in Violation: 0 FINES: 0

A courtesy notice will be mailed informing the homeowner of the violation and request that the violation be corrected within 14 days.

SECOND OFFENSE

Days in Violation: 14 FINES: \$25.00

A letter will be sent to the property stating you have been assessed a monetary penalty of \$25.00. If the violation is not corrected within fourteen (14) days from the date of this letter, you will be penalized an additional \$30.00.

THIRD OFFENSE

Days in Violation 28 FINES: \$50.00

A letter will be sent to the property stating you have been assessed a monetary penalty in the amount of \$50.00. If the violation is not correct within fourteen (14) days from the date of this letter, you will be monetarily penalized an additional \$100.00.

FOURTH OFFENSE

Days in Violation 42 FINES: \$100.00 continuing

A letter will be sent to the property stating your account has been assessed an additional monetary penalty in the amount of \$100.00. If violation is not corrected within fourteen (14) days from the date of this letter, you will be monetarily penalized an additional \$150.00. ***Fines will continue to be imposed every 14-days, increasing by \$50.00 each time until the violation is corrected.*** Legal action may be taken and associated recovery fees may apply after the fourth notice, which is cost plus the processing fees.

The homeowner will also be informed that if there are any great infractions of the same or similar in nature within a SIX MONTH period, the Board reserves the right to impose additional and greater fines with a shorter or no correction period.

****Trash can violations will be noted on the homeowners account on the first siting. If not corrected in 14 days, a first notice will be sent and will continue to follow the violation fine policy.***

NOTICE PROCESSING FEE

A \$5.00 processing fee will be applied to the account for any and every VIOLATION NOTICE (2nd Offense and on) mailed to the homeowner. This is in addition to any fines imposed.

APPEALS

A homeowner has the right to appeal any imposed fine, notice processing fee or violation at the next regularly scheduled Meeting of the Board. To be considered all appeals must be submitted in writing at least 10 days prior to the Meeting of the Board.

THE BOARD OF DIRECTORS RESERVES THE RIGHT TO SUSPEND THE SCHEDULE AND POLICY SET FORTH ABOVE AND IMPOSE GREATER FINES WITH A SHORTER OR NO CORRECTION PERIOD IF THE CIRCUMSTANCES MERIT.


Vintage Ranch Homeowners Association Board President

6-8-2015
Date