

Windrose East Homeowners Association Minimum Landscape Standards

Revised / Effective March 18, 2022

One of the main responsibilities of the Windrose East Board of Directors is to ensure compliance with the community's Covenants, Conditions and Restrictions (CC&Rs). This includes the establishment of, and ensuring compliance with, the community's Minimum Landscape Standards.

Based on input and comments from community members, an assessment of existing landscaping, and considering that Arizona has been in a state of drought for over 20 years, the Board of Directors has updated and revised the Minimum Landscape Standards.

The Board believes the revised Standards will help to accomplish the following:

- Encourage water conservation, increase the use of native and low-water landscape plants
- Provide Homeowners with more choices for landscaping
- Improve the overall appearance of our community
- Enhance and maintain the value of all of the Homeowners' properties in our community
- Simplify the monitoring and enforcement (if necessary) of the Standards

Brief History / Original Minimum Landscape Standards

The original minimum landscape standards were based on the front yard landscape packages provided by the developer / builder DR Horton at the time of construction (there were 3 packages to choose from). The original standards required Homeowners to maintain their front yards in accordance with their chosen landscape package and any changes to the original landscape required approval by the Windrose East Architectural Committee.

For the sake of comparison, the 3 original landscape packages are listed below:

Xeriscape	Xeriscape with River Rock	Greenscape with Turf
(6) 1-gallon ground cover	(6) 1-gallon ground cover	(6) 1-gallon ground cover
(4) 5-gallon plants	(4) 5-gallon plants	(4) 5-gallon plants
(2) 15-gallon trees	(2) 15-gallon trees	(2) 15-gallon trees
	1 ton 1 ½" – 3" river rock	200 sq. ft. of sod lawn

Revised Minimum Landscape Standards

Some key changes to the Minimum Landscape Standards include:

1. The required minimum number of trees and plants is reduced
2. The size of plants and trees are not specified (i.e., 1-gallon, 5-gallon, 15-gallon)
3. The required minimum number of plants may include a combination of ground cover, shrubs, cacti, succulents, and / or vines.
4. Large cacti that grow up to 10 feet or taller may be substituted for trees (i.e., Ocotillo, Saguaro, Mexican Fence Post).

At a minimum, front yard landscaping must include the following:

Xeriscape Front Yard (no turf)

- **Six (6) Plants:** any combination of ground cover, shrubs, cacti, succulents, and / or vines. Homeowners are strongly encouraged to use native and low-water landscape plants.
- **One (1) Tree or Large Cactus:** a cactus that grows up to 10 feet high or taller may be substituted for a tree (i.e., Ocotillo, Saguaro, Mexican Fence Post, etc.).

Front Yard with Turf

- **Five (5) Plants:** any combination of ground cover, shrubs, cacti, succulents, and / or vines. Homeowners are strongly encouraged to use native and low-water landscape plants.
- **One (1) Tree or Large Cactus:** a cactus that grows up to 10 feet high or taller may be substituted for a tree (i.e., Ocotillo, Saguaro, Mexican Fence Post, etc.).

A list of resources for trees, plants, and other information is included at the end of this document.

Changes to Front Yard Landscaping Require Architectural Committee Approval

Prior to making any modifications which change the exterior appearance of a property that can be seen from the street or any of the common areas, the Homeowner is required to submit a completed Design Review Application to the Community Manager's office:

Vision Community Management: 3941 E. Chandler Blvd., #106-117, Phoenix, AZ 85048.

Application forms are available online at:

<https://www.visioncommunitymanagement.com/custom-lib/arc-form1.1/frontend.php?cid=WRE>

Once an application is received, the Windrose Architectural Committee has up to 60 days to review and act on the application (see CC&Rs Article 3.1).

Other Requirements

Front yards shall be maintained in a weed free condition. All grass, hedges, shrubs, vines, and plants of any type on the Lot shall be irrigated, trimmed, cut and mowed at regular intervals so as to be maintained in a neat and attractive manner. An automatic irrigation system is recommended but not required. Trees and other overhanging plants must be trimmed to provide a thirteen-foot six-inch minimum height clearance in all streets and a seven-foot minimum height clearance on all sidewalks. No grass, plants, or other vegetation shall be allowed to protrude directly onto sidewalks.

Trees, shrubs, vines, plants and grass which die shall be promptly removed and replaced with living foliage of like kind, unless different foliage is approved in writing by the Architectural Committee. No yard equipment, wood piles or storage areas may be maintained so as to be visible from Neighboring Properties or streets.

Rock Ground Cover

Decomposed granite and other landscape rock must be of an "earth tone" color and not white, green, blue, or any other bright colors. Decomposed granite should be 3/8" or bigger. Lava rock and/or cinder rock is prohibited. River rock shall be at least 1 1/2" in diameter and larger. Not more than ten percent (10%) of the front yard landscape may be river rock.

Hardscape, Water Features, Statuary, Etc.

The Architectural Committee must approve any hardscape items prior to front yard installation. Only hardscape items that will be visible from the ground level of the neighboring property in the rear yard will require approval. Examples of hardscape items are planters, walkways, retaining walls, decorative walls, and fountains. Bollards and rope are prohibited in front yards.

Fine Grading and Mounding

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

Corner Lots

Owners of corner lots must landscape and maintain the area outside of the perimeter fence adjacent to the street running alongside the lot.

Turf

The association joins the City of Chandler in encouraging water conservation. It is recommended that you consider turf installation where it can be used for play and consider low water use landscaping in other areas. It is recommended that all turf be over seeded and green year round, including rear yards, however this is not a requirement.

Landscape Lighting

The Architectural Committee must approve the installation of any landscape lighting. Outside ground lights should be screened whenever possible with walls, plant materials, or internal shielding. No spotlights, floodlights, or other high intensity lighting shall be placed or utilized on any Lot which will allow light to be directed or reflected on any other Lot, the common area or Public Street.

Prohibited Plant Materials

The following vegetation types and varieties are expressly prohibited:

- A. All varieties of mulberry trees.
- B. Sissoo trees.
- C. Olive trees (*Olea europaea*) other than the "fruitless" variety.
- D. Oleanders (*Nerium oleander*)
- E. Fountain grass (*Pennisetum setaceum*) or Pampas grass (*Cortaderia selloana*).
- F. All varieties of Citrus are permissible within the confines of the rear yard only.
- G. Mexican Palo Verde (*Parkinsonia aculeata*).

Resources:

Visit the Arizona Municipal Water Users Association (AMWU) website for a comprehensive list of plants for the AZ desert, plants with a purpose, tools for successful landscapes, and information about Arizona's ongoing drought and water conservation: <https://www.amwua.org/plants>

Moon Valley Nurseries: <https://www.moonvalleynurseries.com/>

SummerWinds Nursery: <https://www.yelp.com/biz/summerwinds-nursery-country-club-mesa>

City of Chandler - Landscape and Irrigation Tips: <https://www.chandleraz.gov/residents/water/water-conservation/education-and-resources/for-residents/landscaping-and-irrigation-tips>

Windrose East CC&Rs and other documents can be found at the website provided by our management company: <https://www.visioncommunitymanagement.com/current-homeowners/community?name=Windrose+East>