

Silverstone Ranch

EQUESTRIAN COMMUNITY

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

**Adopted May 1996
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SILVERSTONE RANCH ASSOCIATION

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Supersedes all prior amendments and revisions.

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INTRODUCTION

Neighborhood

Silverstone Ranch, located at the northwest corner of Val Vista Drive and Warner Road in Gilbert, Arizona, is an equestrian community carefully designed to complement the adjacent rural horse properties original to the Town. At Silverstone Ranch, over 66 acres are dedicated to a residential community, featuring 134 homes, including 16 with equestrian privileges. The layout supports a neighborly lifestyle, with cul-de-sacs that encourage small talk and tree-lined sidewalks connect residents to a multi-use Equestrian Trail and green spaces promoting play. The Stables, with an attached Arena, are both accessible to the community and located along Mesquite Street, where view fencing allows it to contribute to and enhance the streetscape for pedestrians and drivers.

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

Over the years, the Association has promoted new improvements, such as replacement windows, iron entry doors, stone veneer, concrete paver driveways, gazebos, and many others, all designed to keep the community fresh and on trend, to complement the character our community and its surrounding area. These additional elements are now consolidated in this updated document.

Architectural Review Committee

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

Architectural Approval is Required

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

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

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

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

Obligation to Obtain Approval; Exceptions

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

1. **Maintenance and repairs:** Repairs, including paint touch-ups, that do not alter the exterior design of an existing structure or landscaping; or
2. **Original Builder-Applied Paint Schemes:** Owners planning to repaint their home using the same original builder-applied paint scheme (same color and placement) currently on the home are not required to apply for approval as this would not be considered a change.

The ARC strongly recommends and encourages all Owners to notify the Community Manager of their decision to paint via email to silverstoneranch@wearevision.com even if they are painting the same original builder-applied paint scheme (same color and placement) and to provide an estimated completion date. Letting the Manager know of your intent may provide a more accurate history of paint colors to assist a future Owner but may also help the Community Manager to avoid an unnecessary misunderstanding or error that could result in violation letters and fines. *Board of Directors, Exception to the Obligation to Obtain Approval, November 2010.*

Compliance

Keeping the community visually cohesive and appealing over the years requires all Members and residents maintain the physical elements and finishes of their homes, accessory structures, and landscaping. The community is also routinely reviewed for compliance with the Association's governing documents, including the Association Rules. Additional reviews may also be conducted after an approved architectural modification has been completed or during the resale process. Enforcement may be necessary to maintain property values and the quality of the neighborhood.

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

Neighbor Complaints

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

Per A.R.S §33-1803, if the Member who receives a complaint letter responds to Management, the Member will be provided an explanation of the violation, date observed, the name of the person(s) who reported the violation, and the process that must follow to contest the violation.

Connect with Us

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

STANDARDS FOR HOMES

Standards for Homes (“Standards”) are the measures for keeping our community beautiful. The standards provide Owners and residents with the benchmark that their property should reflect, enabling all residents to enjoy not only the beauty of their own property, but of neighboring properties as well.

The goal of these standards is simple; to ensure that Silverstone Ranch is as beautiful today as it was when on the day it was completed. Standards address the accepted appearance and maintenance of physical elements already on your property and shall have the same force and effect as the Association Rules. A property may be out of compliance when discrepancies can be observed by a person standing on a sidewalk, Common Area, on the ground of a neighboring property..

Voluntary compliance with the Standards is strongly preferred and will be encouraged with education and communication. When further enforcement is necessary, a progressive enforcement process is utilized, as outlined in the CC&Rs and herein. Enforcement Guidelines should be followed unless the enforcement is otherwise specified in the individual DCR Standard below.

In almost all instances, approval references throughout this document refers to review and approval of proposed improvements through t Standards shall have the same force and effect as the Association Rules. he Architectural Review Committee (“ARC”). The Architectural Modification Submittal Form may be downloaded online from SilverstoneRanchHOA.org and submitted to ARC for review and approval.

A-01. Architectural Character

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

The height of any addition to an existing home shall be no higher than the original roofline. **Equestrian Lots:** The Town of Gilbert provides that Lots 119 – 134, inclusive, shall be limited to single story residences. See [Town of Gilbert Ordinance No. 1107, Adopted May 26, 1998](#).

A-02. Address Markers; House Numbers

Homeowners must apply for approval prior to installing new house numbers on their home. Simple, small-scale street address numbers shall be directly affixed to the house in a position that is plainly legible from the street in fronting the property.

- a. House numbers must correspond to the official street address of the property.
- b. Numbers should be legible and posted on a contrasting background.
- c. Minimum 4-inch-tall numbers with a ½-inch stroke.
- d. All numbers shall be plainly visible from the street fronting the property.

See CC&Rs Section 10.7, and [Town of Gilbert Fire Prevention Division, Regulation 12-505.1, Premise Identification, 12-7-2013](#).

Standard: Faded house numbers may be repainted using a black nonreflective paint and must be replaced when cracked, missing, or show other disrepair.

A-03. Satellite Dishes and Antennas

FCC Regulated Receivers need not be submitted for ARC approval provided they are not attached to any Common Element or masonry block wall maintained by the Association.

Satellite dishes, antennas, cables, and similar items must be painted to blend with the structure to which it is attached and be hidden from view when possible.

Satellite dishes, antennas, and similar items must be removed when no longer in use.

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

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

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

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

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

A-05. Barbecues, Fire Pits, Fireplaces

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

No Burn Days: The Maricopa County Air Quality Department regulates the burning of wood and other materials. For information see <http://cleanairmakemore.com/noburn/>.

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

A-06. Basketball Goals – Permanent

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

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

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

Exhibit A-1. Rear Yard Area: Standard, Rectangular Lot

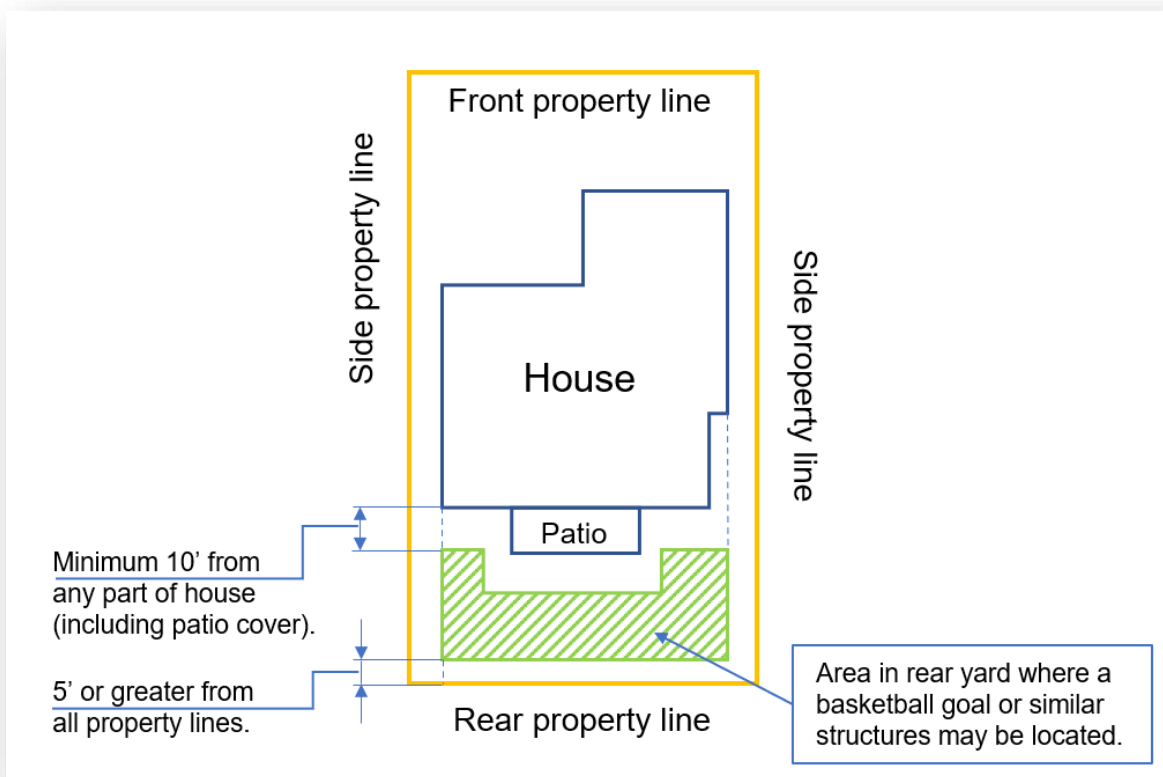
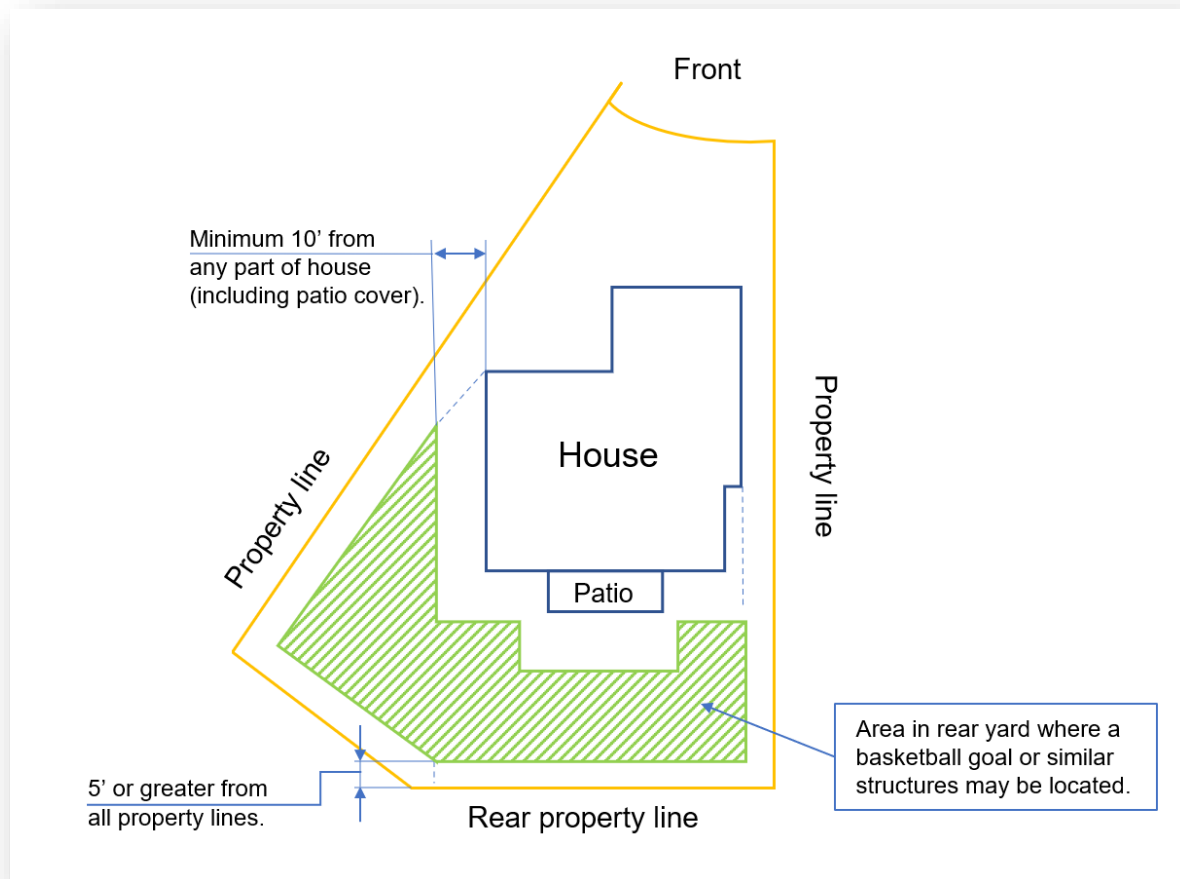


Exhibit A-2. Rear Yard Area: Cul-de-sac Lot

A-08. Exterior Stone and Stonework

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

- a. No more than 30% of the visible area of the front of the Dwelling may be stone.
- b. Stone must be wrapped at each corner and may not be flush.
- c. Trim stone and capstones are required on columns that go partially up or on top of a decorative half wall fence. Owners are responsible for choosing trim and capstones to match the veneer approved for their home.
- a. Mortar joints must be gray or tan in color and joints may be ¼" to 1" in width and should be specified as follows:
 - ☐ **Tight fitted:** ¼" mortar joint for a more formal look.
 - ☐ **Standard:** ½" mortar joint is a popular choice for the Ledge stone style.
 - ☐ **Wide:** 1" mortar joints is a popular choice for the Fieldstone style for a sturdy rural appeal.
 - ☐ **Mortarless:** For a hand-piled look, consider mortarless joints.
- d. Natural stone veneers must be specified where a project demands that veneers run close to the ground. Because concrete in manufactured stone tends to absorb water, artificial veneers will develop more efflorescence over time. For this reason, artificial stone veneers must be installed at least 4" above the soil level.

Standard: Once installed, natural or artificial stone and other similar elements shall be free of significant efflorescence and must be replaced or repaired when cracked, missing, discolored, faded, or other visible defects. Sealing stone finishes is recommended.

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

Application Requirements: To expedite ARC review, owners should include all the following information with their modification request:

- b. **Digital photo or drawing** of the home showing areas where stone veneer is to be installed,
- c. Paint colors or scheme approved for the home.
- d. **Stone veneer selection must be specified on the request.** Product brochures, cut sheets, webpages, or image files showing color and appearance of the material is preferred. A digital photo from a sample board may be submitted.

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

A-09. Flagpoles

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

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

Stipulations for flagpole approval include:

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

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

A-10. Garage Doors

Owners may apply for approval to repaint or install garage doors that are factory finished to look like a wood grain finish. Wood-look garage doors must be factory finished with one of the natural wood finishes listed on the approved Master Color Palette and all garage doors installed on the home must be finished in the same paint color or finish.

CAUTION: Your garage door manufacturer may not permit their doors to be painted in dark colors (LRV 0-12) and may require doors in medium dark colors (LRV 13-38) to be painted with a vinyl-safe solar reflective paint product. Owners are responsible to contact the appropriate manufacturer to verify that their door may be safely painted with such colors.

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

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



Wood grain
Short Panel



Wood grain
Long Panel



Grooved
Short Panel



Grooved
Long Panel

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



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

A-11. Gates

Metal frames must be painted in black or dark brown. Wood or faux wood pickets should be maintained using a natural-looking wood stain. All wood pickets must be regularly maintained and refinished to match using the same wood stain color and may not be painted.

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

Except for the Equestrian Lots (Lots 119-134, inclusive) the installation of a gate from a residential lots to the Common Area is prohibited.

Standard: Gate frames, gate hardware, and wood pickets must be in good condition and free of discoloration or rust. Rusted or damaged gate frames should be replaced or may be repainted in black or dark brown. All wood pickets must be regularly maintained and refinished to match using the same wood stain color and may not be painted.

A-12. Light Fixtures

Excessive exterior lighting can interfere with the private enjoyment of property and constitute a nuisance. All outdoor lighting shall be designed and installed to reduce the impact on neighboring properties and Common Areas.

No lighting, other than soft, white (3000K maximum), indirect lighting, shall be placed, allowed, or maintained on Lot without prior written approval of the Association. Colored bulbs are considered Seasonal or Holiday Lights.

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

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

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

Applicants must provide the following information: (1) photos of the light fixture, (2) placement on the dwelling or other structure, (3) height above the finish grade, (4) number of light elements, including watts or lumens, and, (5) for LED lamps, color temperate (max 3000K).

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

A-13. Light Strings; Bistro Lights

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

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

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

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

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

A-14. Mechanical, HVAC, Evaporative Coolers

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

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

A-15. Painting

1. **Apply to comply.** An [Architectural Application](#) is required each time you repaint your home, even though you plan to use a pre-approved color scheme.
2. **Approved Paint Color Schemes.** The most current list of approved paint schemes is posted on the Association's official website at www.silverstoneranchhoa.org. Color schemes are pre-approved as specified and mixing colors between schemes is not permitted.
3. **Paint Matching.** Paint color codes and names belong to either Sherwin Williams (SW) or Dunn Edwards (DE) and may be color-matched to a different manufacturer's paint brand. The ARC may require samples of any color match before approving an application indicating "paint matching".
4. **Two- or Three-Color Schemes.** Owners may paint in either a two-color paint scheme (body color and one trim option) or three-color paint scheme (body color and two trim options).
 - a. **Two-color schemes** can create a classic, subtle home with minimal accent.
 - b. **Three-color schemes** may be used to highlight stucco popouts and architectural elements.
5. **Paint Sheen:** Stucco surfaces, including body, popouts, eaves and block walls, must be in a matte or flat paint sheen. Doors, including garage doors, and wood trim, must be in a satin sheen.
6. **Body.** The body color should be painted as specified in the scheme approved for the home.
7. **Popouts and Eaves.** Two trim option colors are provided in each scheme and may be used to highlight and define the popouts and architectural elements on your home. Owners may also choose to minimize popouts by painting them in the same body color approved for the home.
8. **Front Doors** must be painted using one of the following: (a) a color in the scheme approved for the home; (b) the optional front door color provided for the scheme; or (c) one **front door accent color** or wood stain color listed on the Front Door Color Options listed in the current approved Master Color Palette. **CAUTION:** *Front door accent colors must not be painted on any other area of the exterior of the home, including the body, popouts, eaves, fascia, garage doors, sconces, etc.*
9. **Block walls** and fences in view of the community, must be painted as specified in the scheme approved for the home, or may be painted in the current Common Wall color: SW7506 Loggia.
10. **White and Off-White Colors:** Painting block walls view of the community, including the masonry return walls extending from either side of the home, in a white or off-white paint colors (LRV 55-100) is prohibited regardless of the body color approved for the home.
11. **Screen and iron entry door frames** must be in dark brown, black, or a scheme color darker than the body color approved for the home.
12. **Window frames** must be in white, sand, or taupe colors.
13. **Single and Double Gates.** Wood pickets must be finished in a natural-looking wood stain and may not be painted. Frames and metal surfaces must be dark brown or black.
14. **Meters, pipes, conduit, gutters, and similar elements** should be maintained to match the surface color to which they are attached.
15. **Neighboring Lots.** Owners may not paint their home using the same color scheme as the homes on either side of or across the street from their Lot. Verify that neither the home across the street nor homes adjacent to your home have the same paint scheme you have selected. If you are unsure of your neighbor's paint scheme, contact the Community Manager.

16. **Meet with the Community Management.** Owners are encouraged to contact or make an appointment with the Community Manager before proceeding with their paint project to ensure a thorough understanding of the color selection process, color placement, and application process. To schedule an appointment, email silverstoneranch@wearevision.com or call (480) 759-4945.

Standard: Exterior painted and coated surfaces shall be substantially free of peeling, blistering, alligatoring, chalking, fading, spalling, mildew, mold, rust, efflorescence, dirt, stains or other blemishes or discoloration.

A-16. Painting – Thermal Bowing of Doors and Garage Doors

Certain doors, including garage doors, are predisposed to thermal bowing, especially when in direct sunlight or a high heat / high UV environment. When air conditioning creates a large temperature differential, the core may swell, causing the door to bow toward the sun. As a result, the lock can bind in the strike, fail to latch, or the door may be tight in its frame. The degree of bowing depends on many factors, such as door color, size, materials used in construction, length of exposure, temperature differential, etc.

WARNING: The garage door is typically the largest moving object in a house, and many of its components are under high tension. **Improper maintenance of a garage door can create a hazardous condition that can cause serious injury or even death.**

Garage doors painted a dark brown or black color facing the sun on a hot day with an air-conditioned garage will have more thermal bowing than an equivalent light-colored door in the same application. The larger the door, the more the potential bow; for example, the thermal bow on a 20-foot-wide garage door could exceed several inches. See [Door & Access Systems Manufacturers Association Technical Data Sheet 185](#).

CAUTION: Your front door and / or garage door manufacturer may not permit their doors to be painted in dark colors (LRV 0-12) and may require doors in medium dark colors (LRV 13-38) to be painted with a vinyl-safe solar reflective paint product. **Owners are responsible to contact the appropriate manufacturer to verify that their door may be safely painted with such colors.**

A-17. Painting – Notice to Paint

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

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

If you receive a notice and need additional time make color selections or repaint, please email the Community Manager at silverstoneranch@wearevision.com and request assistance.

The Association may verify paint project completion. If repaint is not completed as approved or within the time allowed, additional notices may be sent to the homeowner. Fines may be incurred per the current Enforcement Policy and Monetary Penalty Schedule. *See Board Resolutions, Meeting Minutes January 23, 2014.*

A-18. Painting – SRP Pad-Mounted Equipment

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

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

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

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

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



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

A-19. Play Structures and Recreational Equipment

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

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

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

A-20. Rain Gutters and Downspouts

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



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

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

A-21. Roofs

Owners planning to update their existing roof tiles with new roof tiles must apply for and receive approval before new roof tiles are installed.

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

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

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

- c. The color of the roof should complement the home's architectural style and approved exterior color scheme. New roof tile colors will be considered on a case-by-case basis. Approved colors will be soft "earth tones", such as terracotta, sand, browns, or grays, and must not be blue, green, red, or other bright color.
- d. The roofs on all structures on a Lot shall be generally uniform in color, texture, shape, and material.
- e. Color, texture, shape, and material of a roof should be compatible with other roofs in the community.
- f. Gutters, scuppers, and downspouts must be integral to the building design and require the written approval of the ARC. See [Rain Gutters, Scuppers, and Downspouts](#).

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



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

A-22. Roofs – Patio Covers

Plans for open and solid patio covers will be considered for approval. Minimum standards are provided below:

Solid Patio Covers

- a. Flat roof pitch less than 1":12" must have a BRAI (built-up roof application) or modified bitumen roof system with colored granules that match existing roof tile, or the flat pitch roof surface must be tan colored and identical in quality to that installed by the original builder.
- b. Sloped patio covers with 4":12" and greater shall have roof tiles to match existing Dwelling.
- c. Asphalt shingles (including rolled shingles) are expressly prohibited.
- d. Unless approved by the ARC, fascia board, corners and trim should be painted to match the existing trim of the color scheme approved for the residence.

Open or Partial Shade Covers

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

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

A-23. Security Screen Doors

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

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

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

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

A-29. Security Cameras and / or Floodlights

Owners must apply to the ARC prior to installing security cameras / floodlights on the exterior of the home in view of the community. Security cameras / floodlights shall be placed in the least intrusive or visible location on the Owner's property as practicable and should be painted to match the surface to which the fixture is mounted. Security cameras / floodlights must not cast glare into oncoming traffic, on pedestrians, or neighboring properties. The number of cameras visible to the Community will be approved on a case-by-case basis based on the size of a home.

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

The Association shall not be responsible for any invasion of privacy resulting from the installation of security equipment on a home. The Owner agrees to indemnify the Association against all claims and allegations of other Members and Residents related to the installation of the security equipment and is solely responsible for complying with laws concerning each Resident's rights to privacy.

Standard: Outdoor security cameras and / or floodlights shall be placed in the least intrusive or visible location on the Owner's property as practicable and should be painted to match the surface to which the fixture is mounted. Outdoor security cameras and/or light fixtures and photocells shall be free of damage, oxidation, or other visible defects. Lighting must be shielded, or glass inserts used to obscure the view of light bulbs and prevent casting glare on pedestrians, drivers, and neighboring lots.

A-24. Solar Panels

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

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

To the extent possible:

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

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

A-25. Accessory Structures

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



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

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

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

A-26. Accessory Structures – Not Permitted

The following non-habitable permanent structures are not permitted:

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

A-27. Accessory Structures – Barns, Stables

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



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

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

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

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

A-28. Accessory Structures – Gazebos, Pergolas, Ramadas, Shade Sails

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



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

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

Terms commonly associated with shade structures:

- **Alumawood™**: A manufacturer that produces embossed aluminum with a textured, wood-grain finish for shade structures. There are many other manufacturers currently available in the Arizona area (ex. Elite Wood™, etc.).
- **Gazebo**: A multi-sided shade structure, typically with a solid roof.
- **Pergola**: An open-top shade structure commonly constructed with wood, steel, or aluminum beams. May be attached to a house or freestanding.
- **Ramada**: A shade structure with a solid roof.
- **Rough Sawn Beams**: A common type of natural wood building material or lumber commonly used to construct pergolas and ramadas in Arizona.
- **Shade Sail**: Shade structure usually constructed of three or more posts with a fabric sail stretched between them to create shade.

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

- a. Must be placed or constructed in the rear yard of the lot and be at least (5') from the rear property line and at least (5') from all side lot lines and within a line extending from the sidewalls of the dwelling to the rear yard property line, as demonstrated in [Exhibit A-1](#) and [Exhibit A-2](#).
- b. Maximum height shall be equal to the height of the existing covered patio structure attached to the dwelling or (10') feet at the highest point, whichever is higher. Other heights may be considered by the ARC on a case-by-case basis.
- c. The pergola, ramada, shade sail, gazebo, or other shade structure shall not be attached at any point to any block wall fence or Common Element.
- d. The roof may provide solid, open, or partially open coverage, and in any case, shall conform to the standards set forth in the [Roof – Patio Covers](#) section of this document.
- e. Vertical support pillars and horizontal members may be constructed from lumber, steel beams, [Alumawood™](#) beams or similar embossed metal beams with a textured, wood-grain finish suitable for our desert southwest climate.
- f. All exposed wood and lumber surfaces shall be painted or finished to match the paint scheme

approved for the dwelling. Unfinished exposed wood surfaces are not permitted.

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

Standard: All elements of an accessory structure shall be maintained free of peeling finishes, splintering, fading, rot, warpage, or other damage. Shade sails should be replaced or removed when damaged or faded.

A-29. Accessory Structures – Detached Garages

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



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

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

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



Equestrian Lots: The Town of Gilbert provides that Lots 119 – 134, inclusive, shall be limited to single story residences. For specific provisions, see [Town of Gilbert Ordinance No. 1107, Adopted May 26, 1998](#), and [Town of Gilbert Ordinance No. 874, Adopted June 21, 1994](#).

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

A-30. Accessory Structures – Storage and Tool Sheds

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



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

The typical perimeter fence in Silverstone Ranch is six feet (6') tall, though some fences are taller. A storage or tool shed that is completely below the perimeter fence enclosing the side or rear lot and cannot be seen by the public or from any neighboring properties or Common Areas does not usually require ARC approval.

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

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

- a. The exterior of the storage shed should be of a material and color approved by the ARC. The storage shed's material and color must match the paint color, roofing, and style of the dwelling on the same Lot. Stucco exterior wall finishes matching the dwelling will generally be approved; *other materials and finishes may be approved on a case-by-case basis.*
- b. Where the roof of the storage shed is visible to the public or neighboring properties. A tile roof matching the dwelling will generally be approved; *other materials and finishes may be approved on a case-by-case basis.*
- c. Storage buildings should be attractively screened or concealed from the view of the public and neighboring properties. Screening must appear to be part of the architectural design of the residence and must match or blend with the color of the dwelling and its landscaping elements.
- d. Storage buildings shall be **no higher than eight feet (8')** at its highest point.
- e. Storage buildings **must not be attached at any point to any block walls or fences.**
- f. Storage buildings must comply with all laws, ordinances, and regulations, including, but not limited to, any setback requirements.

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

A-31. Windows – Screens, Sunscreens, Tinting

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

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

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

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

A-32. Windows – Replacement

Approval is required before any replacement windows may be installed. Owners are encouraged to hire a licensed and insured contractor for window replacement projects.

[Applications](#) for window replacement will generally be approved where all the following requirements are met:

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

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

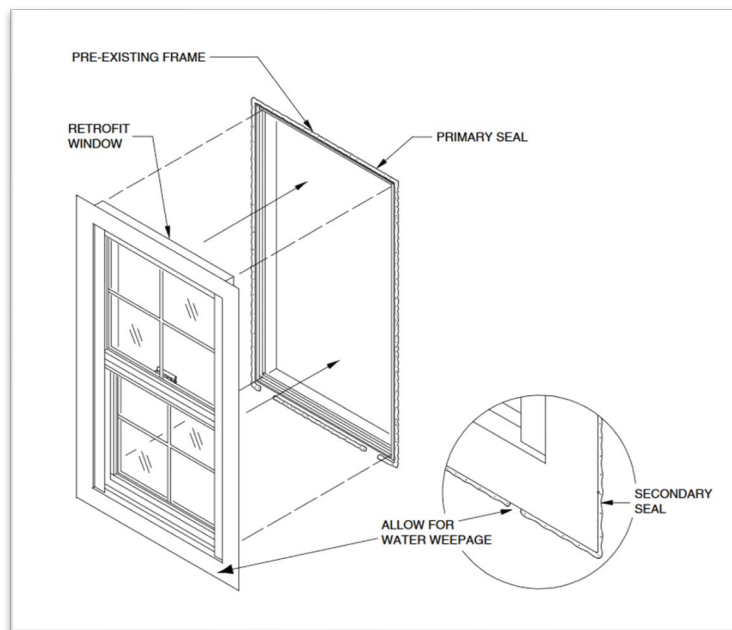
- k. The exterior stucco fin or flange on retrofit vinyl or fiberglass windows must not exceed 2-½-inches in width on all sides, from the stucco to the inside edge of the glass. Please specify the width of the stucco flange on your application, see Exhibit A-4 on the following page.

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

Exhibit 4 Flush Fin Retrofit Window Installation

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

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



LANDSCAPING STANDARDS

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

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

Landscaping may include trees, shrubs, ground cover, vines, walkways, ponds, fountains, benches, sculpture, shade structures, and other materials used for enhancing the exterior appearance of a property. Landscape plans must show, in addition to vegetation, all hardscape elements and lighting. The landscape plans must be submitted for review and approval by the ARC prior to implementation.

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

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

L-01. Borders and Turf Headers

Should your granite be dissimilar in color or size than the granite installed on an adjacent property, an edging or border must be installed to separate the granite areas.

Borders or turf headers are required to separate turf (real or artificial) from other planted or granite areas. Borders may also be used to define planting beds and lot lines.

Border curbing may be approved by the Board, in its sole discretion, wherever the Association maintains a Common Area adjacent to an Owner's Lot or along the exterior boundaries of the subdivision.

Standard: Borders shall be flush where they abut other paved areas and must be of the following materials: brick, pavers, slump block, concrete. Other materials will be reviewed by the ARC on a case-by-case basis. Steel, metal, or similar materials are strictly prohibited.

L-02. Boulders

Landscape boulders visible from front yards and street side yards visible from neighboring properties, streets, and Common Areas should be "surface select" in color and shall be partially buried (i.e., one-third) in the ground. Other boulder colors will be considered on a case-by-case basis.

L-03. Driveways and Driveway Extensions; Walkways

Owners must apply for written approval to widen the driveway leading from the street to their garage, repair or replace any section of such driveway, construct a driveway extension, construct an additional parking area next to their driveway or garage.

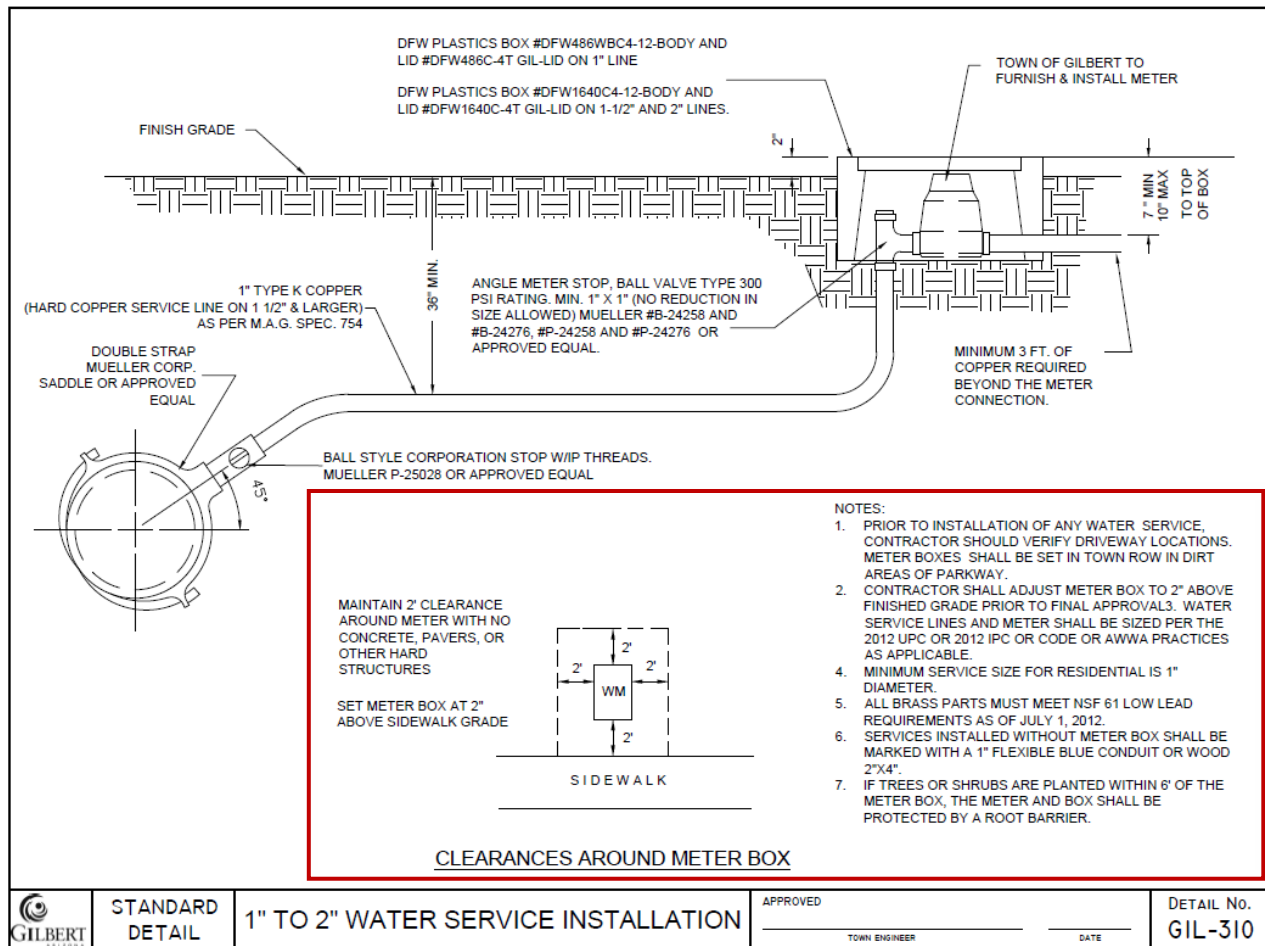
Driveway modifications will generally be approved where all the following requirements are met:

- a. Materials, color samples, utility clearances, and setbacks to street and neighboring property must be submitted to the ARC and approved in writing prior to commencement of work.
- b. Total parking area, meaning the existing driveway plus extension, must not exceed 27 feet in width or 1/3 of the Lot width adjacent the public right of way, whichever is greater.
- c. Driveways leading to the attached garage of the dwelling and walkway materials are limited to natural poured concrete or concrete pavers only.
- d. Driveway extensions and **additional parking areas** may be constructed of natural poured concrete, exposed aggregate, concrete pavers, permeable concrete pavers, or crushed granite or gravel. *Asphalt, flagstone pavers, lava rock, cinders, or other materials are prohibited.*
- e. **IMPORTANT:** Vertical curbs are used in place of roll curbs on certain streets to meet drainage requirements. New driveways or the expansion of an existing driveway connecting a lot to a street over a vertical curb, specifically Lots 72-78, 106, 107, 124-128, require a permit issued by the Town of Gilbert prior to start of construction as well as a contractor licensed to work within the public right-of-way. See Gilbert [Public Works & Engineering Standards](#), §4.10, p 65.
- f. **Required Clearances:**
 - a) **Streetlight Poles** shall be a minimum of 6-feet from the edge of the driveway. See Gilbert [Public Works & Engineering Standards](#), Section 6.7.4(5).
 - b) **SRP Pad-Mounted Equipment.** Maintain a clear area of at least 3-feet from all edges of transformer pads and other equipment pads and a clear area of at least 12-feet in front of transformer and other equipment openings. Do not place trees, shrubs, boulders, or other obstructions within the clear area. The clear area must be dry landscaped using crushed granite with a maximum size no greater than 1-inch. Sprinkler heads should not spray on the equipment or dry landscaped area. See [SRP Electric Service Specifications](#).
 - a. **Water Meters.** Maintain a clear area of at least 2-feet on all sides of a water meter, with no poured concrete, pavers, or hard surfaces. If trees or shrubs are planted within 6-feet of a meter, the meter shall be protected by a root barrier. See [Town of Gilbert GIL-310](#) (below).
 - b. Owners are responsible to contact Arizona Blue Stake and to confirm all clearance requirements with utility providers.

Architectural Application: Please include the following information with your completed Application:

- a. **Photographs** of the site and elements to be modified are extremely helpful and appreciated.
- b. **Plot plan, landscaping plans, and/or other drawings** of the existing Lot, locations and measurements of any paved surfaces, driveways, walkways, indicating materials to be used, i.e., poured concrete, concrete pavers, granite colors and size, etc.
- c. **Clearances:** Specify location and distance to streetlight poles and utilities on the drawing.
- d. **Product brochures, webpages, or other images** demonstrating materials and colors, i.e., colored concrete, exposed aggregate, pavers, etc., must be included for ARC review.

Exhibit 4. Minimum Clearance around Water Meters. Where a driveway, driveway extension, sidewalk, or other hardscaped surface is to be located near a water meter box, the owner shall maintain a 2-foot clearance around the meter box, with no concrete, pavers, or other hard surfaces. See *Town of Gilbert, Detail No. GIL-310, Supplement to MAG Uniform Standard Details.*



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

L-04. Encroachment; Obstruction of the Public's Right-of-Way

Owners of property fronting or bordering a street, alley, sidewalk, or other passageway shall not allow or permit trees, shrubs, or plant growth in a manner that obstructs, impedes, or interferes with passage along the street, alley, or sidewalk, nor allow trees, shrubs, or other vegetation to obstruct or limit the visibility of any stop sign, street sign, or other traffic control sign or signal.

Standard: Trees, shrubs, and other vegetation must be trimmed and maintained a minimum of 8 feet over a sidewalk and a minimum of 13 feet and 6 inches above any street, alley, or other passageway. Also see [Sec. 54-1. - Obstruction of public property.](#)

L-05. Fountains, Water Features

Fountains will be considered for approval with the following provisions:

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

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

Standard: Owners are obligated to keep their fountain well-maintained and in good operating condition. It is required that fountain water be chlorinated or otherwise treated to prevent mosquito breeding.

L-06. Furniture

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

Standard: Outdoor furniture must be kept clean and in like new or very good, operable condition. Furniture or upholstery with faded or worn finishes must be promptly removed from view.

L-07. Grading, Drainage, and Contouring

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

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

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

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

L-08. Granite or Rock Ground Cover

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



If your granite be dissimilar in color or size than the granite installed on an adjacent property, an edging or border must be installed to separate the different areas. It is recommended that you consult with your neighbor before installing edging or a border.

Border curbing will be approved by the Board, in its sole discretion, where the Association maintains a Common Area adjacent to an Owner's Lot.

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

Pre-approved Granite Colors:

- a. Desert Gold (aka "Madison Gold")
- b. Palm Gold
- c. Coral (aka "Pink Coral")
- d. All other granite or rock colors must be submitted to the ARC for approval prior to installation.



It is recommended that rock areas should be treated with **pre-emergent** at the following recommended regular intervals to prevent weed growth:

Winter: November 15 – January 15 to prevent winter weeds, i.e., dandelion, burr clover.

Summer: May 15 - July 15 to prevent summer weeds, i.e., crabgrass, spurge.

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

L-09. Hardscaping

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

L-10. Irrigation

All turf, trees, shrubs, and ground cover (exclusive of cactus) must have in-ground automatic irrigation systems. Regularly inspect and adjust sprinkler heads so that water does not overspray onto any part of a wall or wall footing. It is your responsibility to confine runoff from your irrigation system to your lot.

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



To prolong the useful life of **block walls and fences**, irrigation should be installed at least three (3) feet away from any perimeter block wall or fence. Shrubs, groundcovers, and lawns must be setback at least three (3) feet from any perimeter wall for which the Association has maintenance obligations. **Do not install soil or raised bed planters against any block wall that is not designed as a retaining wall.**

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

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

L-11. Landscape Lighting

Altering or installing new landscape and accent lighting requires the prior approval of the ARC. Landscape and accent lighting must be shielded to prevent glare and shall not become a nuisance to neighbors. *See ARC Standards and Procedures Landscaping (1996), page 3.*

- a. Lighting shall be shielded such that the light shines primarily on the lot; lights which create glare visible from other lots are prohibited.
- b. All fixtures, lamps, and lights must comply with the Town of Gilbert's restrictions on light trespass and no light shall not exceed an illumination intensity of more than 0.30-foot-candlepower as measured from the lot line.
- c. Lamps/bulbs may not exceed the equivalents of 20 watts and 3000K (warm white). Colored light bulbs, lenses, or reflectors are not permitted.
- d. Landscape lights should be screened wherever possible with boulders, plant materials, or other external shielding.
- e. Junction boxes must be placed below grade or screened from view to minimize daytime visibility.

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

L-13. Mailboxes

Mailbox clusters and parcel boxes are the property of the US Postal Service (USPS). The USPS is responsible for maintaining and replacing the mailboxes in the community. Tapes and adhesives can permanently damage the painted finish of the mailboxes. The USPS does not allow the public to post or affix flyers, signs about missing items or animals, advertisements, etc., to the mailboxes. For more information, see Sect. 508.3.1.3 of the Domestic Mail Manual (DMM).

NOTE: The Association does not enforce the rules and regulations of the USPS. To report issues with the mailboxes, please contact the USPS.

L-12. Plant List – Approved

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

L-13. Plant List – Prohibited

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

1. Olive trees (*Olea europaea*) other than fruitless varieties, i.e., “Santa Cruz”, “Swan Hill”, etc.,
2. Oleanders (*Nerium oleander*) other than the dwarf variety and Thevetia species,
3. Fountain Grass (*Pennisetum setaceum*) or Pampas Grass (*Cortaderia Selloana*),
4. All varieties of Citrus are permitted within the confines of the back yard only,
5. Mexican Palo Verde (*Parkinsonia aculeata*),
6. All varieties of mulberry trees, and
7. Sissoo trees (*Dalbergia Sissoo*), after October 2020.
8. Any plant listed by the [Arizona Department of Agriculture as a Class A, B, or C Noxious Weed](#)

L-13. Plant List – Prohibited on Equestrian Trails

In addition to the plants in the “Prohibited Plant List” above and in accordance with the Town of Gilbert’s Trail Design Guide Approved Plant List for Horse Paths, the following plants must not be planted within 5 feet (shrub/accents) or 10 feet (tree) of any Equestrian Trail in the Community.

For more information, please see Town of Gilbert’s Trail Design Guidelines, November 6, 2001.

TREES:

1. Acacia (*Acacia sp.*) other than thornless cultivars, i.e., Mulga, Leatherleaf, Willow acacia, etc.
2. Ebony (*Pithecellobium sp.*)
3. Ironwood (*Olneya tesota*)
4. Palo Verde (*Cercidium sp.*)
5. Texas Mountain Laurel / Mescal Bean (*Sophora secundiflora*)

SHRUBS/ACCENTS:

1. Agave (*Agave sp.*)
2. Aloe (*Aloe sp.*)
3. Bear Grass (*Nolina sp.*)
4. Bougainvillea (*Bougainvillea sp.*)
5. Cactus (*Cacti, all species*)
6. Cascalote (*Tara cacalaco, Caesalpinia cacalaco*) other than thornless cultivars, i.e., 'Smoothie'.
7. 'Desert carpet' or 'Low Boy' acacia (*Acacia redolens 'Desert Carpet'* and '*Low Boy*')
8. Desert spoon (*Dasyliro sp.*)
9. Ocotillo (*Fouquieria splendens*)
10. Oleander (*Oleander sp.*, includes all oleander petites *Nerium oleander* and *Thevetia sp.*)
11. Yucca (*Yucca sp.*) other than the cultivar 'Rostrata' (ro-STRAY-ah), which has leaves that are soft, unlike other varieties of yucca, making Rostrata a less dangerous plant.

L-14. Pools and Spas

Pools and spas need not be submitted for architectural approval provided the following requirements are met: (a) pool ladders visible over the block wall shall not exceed eight feet (8') in height, and (b) perimeter theme walls on lots bordering the Association's Common Areas may not be torn down. Access to the Lot's side or back yard must be gained by removing or tearing down a front wall on either side of the residence, leaving the perimeter theme wall intact, to assure that the perimeter wall is consistent in texture and color throughout the community.

L-15. Pots and Planting Containers

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

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

L-16. Shrubs and Groundcovers

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

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

L-17. Trees

Each lot is required to have at least (1) tree, 24" box in size or larger, installed in the front yard landscape. Trees that are pruned to look like shrubs will not meet the requirement (1996).

To minimize the possibility of structural damage from aggressive roots and irrigation, trees should be set back a minimum of 10 feet from the block walls. The drip line of a mature tree should not overlap the foundation of any structure or block wall.

L-18. Trees – Citrus Trees

Citrus trees should be planted in a sunny and wind-protected area and **may only be planted in the back yard, without exception.** Citrus tree canopies and fruit must be maintained within the tree owner's lot. Fruit should be picked and disposed of in a timely and appropriate manner to discourage roof rats, rodents, and insects. Do not allow citrus fruit to lie on the ground.

L-19. Trees – Maintenance and Trimming; Encroachment

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

Tree owners must trim and maintain trees, shrubs, and other plants to provide a minimum 8 feet of clearance over sidewalks and a minimum of 13 feet and 6 inches of clearance over streets, alleys, sidewalks, and other public passageways, including the Pathway and the Equestrian Trail.

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



The Owner of any property fronting or bordering a street, alley, sidewalk, or other passageway shall not allow or permit trees, plant growth, or shrubs to grow in a manner that impedes, or obstructs or interferes with passage or limits the visibility of any stop sign or traffic signal. See *Town of Gilbert Municipal Code* [Sec 54-1 Obstruction of Public Property](#) and [Sec 54-3 Obstruction of View](#).

L-20. Trees – Neighboring Properties

As trees mature, their canopy and roots may encumber a neighboring property. Under Arizona law, any part of a tree that extends over an adjacent property line (e.g., from a neighboring property into your yard) may be cut back to the property line by the owner of the adjacent property so long as the pruning does not kill the tree. However, it is usually beneficial for both parties to mutually agree to a trimming approach that will protect the health, shape, and appearance of the tree. Where roots are disturbing block wall footings, root trimming may be preferable to tree removal. *Please refer to the [Town of Gilbert Code Compliance Civil FAQs](#) for additional guidance and information.*



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

L-21. Trees – Palm Tree Trimming

Palm trees must be trimmed of dead palm branches, seed pods, and fruits on an annual basis. Rodents, rats, and some insects may eat palm tree fruits in the summer when citrus isn't available. Date palm fruit must be removed and disposed of in a timely manner to discourage rats and other pests.

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

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

- Date Palms after **May 15th**
- Mexican Fan Palms after **June 15th**
- California Fan Palms and Queen Palms may be trimmed any time after **July 15th** but expect flowering stems and fruit to emerge through September.

L-22. Trellises

A trellis for plant support *does not need to be submitted to the ARC for approval*, provided it is painted to match the blend with the approved paint colors for the home and is not more than 6 feet tall.

Plant support guidelines:

- ☐ Trellis or lattice must be painted to match the color of the dwelling. Other colors must be submitted for approval consideration.
- ☐ If higher than 6 feet tall, the trellis or lattice must be submitted for approval consideration.
- ☐ Chicken wire or similar materials are prohibited.

L-23. Turf

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

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

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

L-24. Turf – Artificial Grass

High quality, artificial turf is permitted in front yard landscapes if it is no less than 50 oz. in grade and installed by a professional installer or company. Artificial turf should not encompass more than 30% of the front yard, minus garage driveway and additional parking areas.

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

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

L-25. Turf – Winter Overseeding

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

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

L-26. Walls – Decorative Walls

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

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

Standard: Owners shall properly maintain their decorative masonry block fences or walls. Proper maintenance includes, but is not limited to, protecting the masonry wall from irrigation spray, maintaining proper grading and drainage, keeping shrubs and tree roots from disturbing the fence or wall, preventing erosion, and preventing excess backfill, dirt, or raised planters from being placed against masonry wall.

L-27. Walls – Common Walls

The Association is often asked about perimeter wall maintenance. These questions are usually asked after a compliance letter has been received regarding damage to a masonry wall enclosing the owner's backyard.

In accordance with Article 4 and Article 11 of the Declarations, Common Area walls located on a property line shared with the Association and along certain public right-of-way areas (called "Common Walls"), shall be maintained as follows:

- a. The paint, stucco, and/or other finish of the **exterior side** of a Common Wall shall be maintained by the Association. Common Walls shall be painted using the current Common Wall color.
- b. The **interior side** of the Common Wall, e.g., the side of the wall facing the interior of an owner's lot, shall be maintained by the individual lot owner.
- c. Irrigation systems must not be operated in a manner that results in water damage to any masonry fence or wall, including Common Walls.
- d. Excess dirt or gravel must not be mounded against a Common Wall. Furthermore, raised planter beds, gardens, or grass lawns shall not be installed against any Common Wall.
- e. If the Board determines that a Common Wall requires structural repairs due to ordinary wear and tear or natural causes, the Association may make such repairs; provided, however each adjacent individual lot shall enter into an agreement with the Association to pay for up to 50% of the expenses for repair of the wall adjoining the lot, measured on a linear foot cost basis, and the remainder of the expenses shall be paid by the Association. In the event one or more individual lot owners decline to enter into such an agreement, the length of the common wall(s) adjoining said lot(s) is defined as a nuisance and may be abated as set forth in **section XXX**, below.
- f. **IMPORTANT:** If the Board in its sole discretion determines that the actions of an individual lot owner or occupant of the lot have caused structural damage to any wall for which the Association has maintenance obligations, the damage is defined as a nuisance and may be abated as set forth in CCRs Section 10.18, *with the full cost paid by the property owner(s)*.

Members are encouraged to contact Management at silverstoneranch@wearevision.com with any questions or concerns regarding maintenance of any masonry block wall or fence. See [Responsibility for Perimeter Walls](#), Silverstone Ranch Association, 02/07/2020, and [CC&Rs](#) Section 10.17 Fences, page 33, and Article 11 Party Walls, pages 38-39.

Silverstone Ranch Association Rules & Regulations as revised by the Board of Directors on 6/27/2024. To the extent there is a conflict, the standards & policies set forth herein supersede all previous versions.

Standard: Proper maintenance includes, but is not limited to, protecting the masonry wall from damage from irrigation systems, maintaining proper grading and drainage, keeping shrubs and tree roots from disturbing the fence or wall, preventing erosion, and preventing excess backfill, dirt, or raised planters from being placed against masonry wall.

L-27. Xeriscaping, Turf Conversions, Grass Lawn Removal

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

The Town of Gilbert offers extensive information about how xeriscaping might benefit your property, check out gilbertaz.gov/xeriscape.

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

- a. **Borders and Turf Headers:** Borders or “turf headers” that no longer separate planting beds or grass areas from granite covered areas must be removed.
- b. **Boulders:** Landscape boulders visible from neighboring properties, streets, and Common Areas should be “surface select” and be partially buried approximately 1/3rd in the ground.
- c. **Ground Cover:** Landscape areas not covered by turf or hardscape features must be covered by an approved ground cover such as granite, crushed rock, gravel, river rock, rip rap, and/or boulders. Where granite or other landscape rock is used, it must be of an **earth tone** color.
- d. Bare rock ground cover is not permitted unless interspersed with plants or boulders.
- e. **Setback:** To prevent accidental injury to pedestrians, including children and pets, Owners must not install cactus or any other vegetation with spines, barbs, or thorns within 6 feet of the public sidewalk or other pedestrian right-of-way, including the Bridle Path, Equestrian Trail, and Pathway.
- f. **Irrigation:** Xeriscapes may be installed without an active in ground irrigation system.

L-28. Yard Ornaments, Outdoor Sculpture, Decorative Items

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

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

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

ASSOCIATION RULES AND REGULATIONS

The purpose of the following Silverstone Ranch Association Rules and Regulations (“Standards of Conduct”) is to facilitate a safe community. Standards of Conduct apply to all areas of the community, including but not limited to residential areas, neighborhood parks, green spaces, the Stable facility, Equestrian Trail and easements including the Pathway over Lots 119-130 and Bridle Path along Mesquite Street.

This document, adopted by the Board of Directors, provides a current summary of use and conduct restrictions as set forth in the CC&Rs, and the related penalties that may impact homeowners and other residents in the community, including those who rent or lease property within the Association, as well as the service providers, visitors, and guests that visit the community.

Voluntary compliance with Association Standards is preferred and will be encouraged with education and communication. When further enforcement is necessary, a progressive enforcement process will be utilized as outlined in the CC&Rs and herein. The Board may escalate penalties in certain circumstances, including loss of privileges and fines, in its sole discretion, notwithstanding any of the guidelines for penalties contained in this document. Enforcement guidelines should be followed unless the enforcement is otherwise specified in the individual Standards below. Some Standards have immediate fines, cease/desist actions or other requirements that may require immediate Owner action that supersede the typical enforcement process.

C-01. Backwashing and Draining Pools, Spas, or Water Features

Do not backwash pools, spas, or water features (“pools”) into the street nor any Common Area, including the Equestrian Trail and Pathway. See [Town of Gilbert Pool Draining for Residential Facilities](#).

Backwash water contaminated with sediment must go onto your yard or into the **sanitary sewer cleanout**. An Owner or other Occupant may backwash or drain their pool onto their Lot but must not allow water to flow onto any neighboring property or infiltrate into the soils under the masonry wall on or surrounding the boundaries of their Lot.

Draining a Pool: If water from a pool cannot be safely contained on the Owner’s lot, the water should be drained into a **sanitary sewer cleanout** on the property. Do not drain any saltwater pool to the street. Clean, dechlorinated water is the only type of water permitted in the street. The discharge hose should reach the curb to prevent erosion of any soil or damage to landscaping. Do not drain your pool to the street during the bulk trash pickup week.

Enforcement:

1. Courtesy written notice of non-compliance.
2. Notice of Fine, \$300 minimum.
3. Repeated non-compliance, Notice of Fine, \$300 minimum, escalated as determined by the Board in its sole discretion.
4. Members and residents may be responsible for costs to repair erosion or replace landscaping or fences damaged by draining their pool water into any Common Area. The Association shall have the standing and authority to bring an action against the Owner to recover damages or for injunctive relief, or any other remedy available at law or equity, including reasonable attorney’s fees.

C-02. Basketball Hoops & Goals

A portable basketball goal or hoop may be kept in the rear yard or driveway while in use, so long as it does not cause a traffic or safety hazard due to its location and all the following requirements are met:

- a. Basketball goals and hoops shall be maintained to give a neat and clean appearance. Backboards and poles shall be finished in a neutral color, such as black, gray, or white. Backboards may also be of a clear material. Custom colors must be approved.
- b. When in use, a portable basketball goal must remain inside the outside edge of the owner's driveway. Basketball goals may not be located on public sidewalks or where they block traffic or visibility on either the streets or the sidewalks. Do not place goals or hoops in or near the street.
- c. Portable basketball goals must be stored away when not in use and concealed from public view.
- d. In the context of this standard, "in use" shall mean while a basketball is in play, being thrown around or bounced.

C-03. Bulk Trash

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

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

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



Debris, including nails, screws, broken glass, light bulbs, etc., pose a safety issue to children, pets and property. As a courtesy to neighbors, residents must sweep up and remove any such debris left on the street or sidewalk immediately after bulk trash pickup.

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

Special Pickup: The Town offers special bulk pick-ups to residents for a fee. All such pickups should be scheduled and confirmed before bulk trash is set out for service. After you have arranged the details of your special pickup with the Town of Gilbert, please email the Community Manager of your pick-up date and confirmation number (if available) at silverstoneranch@wearevision.com.

C-04. Business, Hobby, or Other Uses

In accordance with CCRs 10.1, Owners shall maintain their property in good, clean, safe, and attractive conditions. Home-based businesses, home offices, including garage sales, yard sales, and hobbies are permissible unless they generate excessive noise or traffic, create unsightly conditions, or otherwise cause a nuisance as defined in CCRs Section 10.18.

C-05. Disposal and Dumping

Disposal or dumping of any yard waste, debris, petroleum products, or other potentially hazardous or toxic substances on any Common Area, including the Pathway, is prohibited.

Fertilizers, herbicides, and pesticides may be applied to landscaping on an Owner's property if care is taken to minimize runoff.

Fines may be assessed per occurrence and may be escalated as determined by the Board of Directors in its sole discretion. The Association may also bring an action against the Owner, tenant or other Occupant to recover damages or for injunctive relief, or any other remedy available at law or equity.

Enforcement:

1. Courtesy written notice of non-compliance; Notice to Cease and Desist.
2. Notice of Fine, \$300 minimum.
3. Repeated non-compliance, Notice of Fine, \$300 minimum, escalated as determined by the Board in its sole discretion.
4. The Association shall have the standing and authority to bring an action against the Owner, tenant or other occupant to recover damages or for injunctive relief, or any other remedy available at law or equity, including reasonable attorney's fees.

C-06. Dog Barking

No Owner or Occupant shall keep a dog within the community which is in the habit of barking or howling so as to disturb the peaceful enjoyment of private property by Owners and Occupants of nearby Lots.

Barking dogs may be in trouble. For considerations not limited to the safety and security of the occupant and their dog(s), witnesses are encouraged to attempt to talk with the dog's owner. Barking dogs may also be addressed to the Gilbert Police Department or Code Compliance Department via the 311 app. see [Municipal Code Section 6-2](#).

C-07. Dog Off Leash, Running at Large

Per Arizona Law, no dog shall be permitted at large. Dogs shall be on a leash or under the physical control of its owner or custodian when on public or Common Areas. All dogs shall wear a collar or harness, to which a valid license tag is attached, when not on its owner's property. This provision shall apply to all dogs on all streets, parks, or other property in the community. Dogs shall be registered, licensed, and inoculated as required by law.

Dog owners are advised that the Town also prohibits dogs running at large, per [Municipal Code Section 6-60](#). Complaints regarding barking dogs, running at large, and dog waste may be directed to the Town of Gilbert Police Department which may result in fines and removal of the dog from the Community.

Definitions: At large is defined as being on or off the owner's property, and not under the control of the dog owner or custodian. A collar refers to a neckband or chain, harness, or suitable device worn by a dog. A leash or lead is a chain, rope, or strap, made of leather, fabric, or other material; capable of being fastened to a collar and used to lead, restrain, and control the dog; and of sufficient strength for those purposes.

C-08. Dog Waste

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

Complaints regarding barking dogs, running at large, and dog waste may be directed to the Town of Gilbert Police Department or the Code Compliance Department via the 311 app.

C-09. Flag Display

Per [A.R.S. §33-1808 \(A\)](#), no flag other than those listed below shall be displayed without prior written approval of the Architectural Review Committee.

1. The American flag or an official or replica of a flag of the uniformed services of the United States if the American flag or a uniformed services flag is displayed in a manner consistent with the federal flag code (P.L. 94-344; 90 Stat. 810; 4 United States Code sections 4 through 10).
2. The POW/MIA flag.
3. The Arizona state flag.
4. An Arizona Indian nations flag.
5. The Gadsden flag.
6. A First Responder Flag. A first responder flag may incorporate the design of one or two other first responder flags to form a combined flag.
7. A blue star service flag or a gold star service flag.
8. Any historic version of the American flag, including the Betsy Ross flag, without regard to how the stars and stripes are arranged on the flag.
9. Other flag(s) that are also provided for in [A.R.S. §33-1808 \(A\)](#).

In addition to the flags identified above, a temporary "seasonal" flag such as holiday or sports team flag may be displayed. However, no other flag should be placed above the American flag and no more than two (2) flags may be displayed at any time. The flag shall always be kept in good condition and is to be reasonable in size but no larger than 3 x 5 feet and proportionate to its surroundings, as determined by the Board in its sole discretion. Flag(s) may be illuminated with prior approval of the Architectural Review Committee. Care must be taken not to direct lights at neighboring properties, sidewalks, or streets.

The Association only permits the display of the American flag as a cloth flag on a flagpole or staff.

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

Whether freestanding or attached to a residence, flagpoles shall be wood, aluminum, or metal and match the home's approved paint color scheme. Prior to installing a freestanding flagpole, the Member or Resident must apply to the Architectural Review Committee detailing the height, type, location, illumination and color of the flagpole.

Items located on the flagpole, including, but not limited to, metal fasteners, cleats, halyards, clips, and pulleys shall not cause any unreasonable amount of noise and must be covered in a material suitable to the Association's high standards, as necessary, to prevent such noise.

C-10. Horse Riding

Owners and Residents may ride their horses in the Arena, on the Equestrian Trail, including the Bridle Path along Mesquite Street and the Pathway (west of Lots 119-130), and in the northern portion of the Rawhide Turf Retention Basin located at 459 S Granite St, east of the Stable and north of the dumpster enclosure.

North End of the Rawhide Turf Basin. Residents are permitted to ride and work with their horses in the north end of the Rawhide Basin, east of the Stable and north of the dumpster enclosure. Horses must not enter or use the north end of the Rawhide Basin when flooded or muddy. Horse owners and handlers shall verify that debris is removed from this area after each use, including manure, grooming utensils, clumps of hair, tack, and the like.

Always be safe. Because this area is posted and maintained for horse use, Public Organized Sports Teams practices and events will not be approved in the north end of the Rawhide Basin, nor in any other area maintained for equestrian access or use, including the Stable, Equestrian Trail, including the Bridle Path and the Pathway. Pedestrians should take extra care when using these areas as they are regularly used by horses and may have uneven surfaces or horse manure, etc.

C-11. Landscape Maintenance

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

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

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

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

C-12. Livestock and Poultry

Except for horses as provided in Section 10.1 of the [CC&Rs](#), raising, breeding, or keeping of livestock or poultry is prohibited. A reasonable number of dogs, cats, or other ordinary household pets are permitted on an Owner's Lot, see CC&Rs Section 10.21.

C-13. Motorized Vehicles and Horses

No person shall drive or ride at any time any automobile, truck, motorcycle, motor scooter, all-terrain vehicle (ATV), golf cart or other motorized vehicle, neighborhood electric vehicle, horse or other animal upon the Common Area, including Bridle Path and Pathway except on public streets running through the subdivision or within designated parking areas, without the express written permission of the Community Manager.

This prohibition shall not apply to vehicles providing contracted services for the Association, or to horses, ponies, mules, or donkeys on the Equestrian Trail, the Bridle Path, Pathway and other areas posted for equestrian access.

Horses have Right of Way. Due to safety concerns, drivers of motorized vehicles, pedestrians, and cyclists must yield the right-of-way to horses, whether the horse is being ridden, led by a handler, pulling a cart, or is loose.

Enforcement:

1. Courtesy written notice of non-compliance.
2. Notice of Fine, \$100 minimum.
3. Repeated non-compliance, Notice of Fine, \$100 minimum, escalated as determined by the Board in its sole discretion.

C-14. Nuisance

Any activity which emits foul or noxious odors, smoke, creates noise or other conditions outside the Member's property which tend to disturb the peace, threaten health or safety, or otherwise interferes with the quiet enjoyment of property in the community, as determined by the Board in its sole discretion, is prohibited.

Enforcement:

1. Courtesy written notice of non-compliance
2. Notice of Fine, \$300.
3. Repeated non-compliance, Notice of Fine, minimum of \$300, escalated as determined by the Board in its sole discretion.

C-15. Parking; Passenger Vehicles

Overnight on-street parking between **2:00 AM and 5:00 AM** is prohibited for homeowners and residents, in accordance with CCRs Section 10.13. On-street parking is limited to deliveries, contractors and other service providers, short-term guests, and the short-term loading and unloading of recreational vehicles.

The reasons for restricting overnight street parking include improved access for emergency vehicles, facilitating street sweepers, identifying abandoned vehicles, improved crime detection, encouraging off-street parking, and discouraging long-term on-street parking.

Members and residents are kindly requested to notify the Community Manager via email at silverstoneranch@wearevision.com in advance whenever overnight on-street parking may be needed for guests, driveway maintenance, or any other reason.

Exceptions: The following vehicles and equipment may be parked on streets, driveways, and additional parking areas and are not required to be screened from view:

1. Public safety and public utility vehicles allowed by Arizona state law to park in streets and driveways, or
2. Temporary construction trailers, facilities, or equipment maintained during, and used exclusively in connection with, the construction of any work or improvement approved by the Association.

All vehicles must be parked in compliance with Town of Gilbert ordinances, for example, vehicles must not be parked on sidewalks nor block access to a fire hydrant.



Be considerate of your neighbors. If you or your family require short-term on-street parking, please avoid parking where the vehicle might restrict a neighbor's view when they are pulling into and out of their driveway, or where it might block the light or cause excessive glare onto their landscaping or into their homes.

C-16. Parking; Commercial Vehicles

For the purposes of this section, a commercial vehicle is **any vehicle licensed as a commercial vehicle**. A vehicle may appear to be a commercial vehicle in that it carries ladders or equipment or may have a company name or logo painted on it, but it is not considered a commercial vehicle unless it is licensed as such.

One (1) commercial vehicle may be parked on a lot, subject to the following conditions:

- a. The vehicle must not be parked on the driveway, street front, or street side setback area.
- b. The vehicle must be screened from view and the adjacent property by a solid wall, landscaping, or other improvement.

Any vehicle that is required to be available at designated periods at the person's residence as a condition of employment for a public service corporation or public service agency is not considered a commercial vehicle.

See *Board Meeting Minutes*, 03/28/2013; Town of Gilbert [Land Development Code](#) Section 4.203.

C-17. Parking; Other Vehicles

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

All other vehicles, including but not limited to recreational vehicles (RVs), trailers (including horse trailers), motor homes, campers, watercraft, golf carts, all-terrain vehicles (ATVs), and other similar vehicles and equipment must be parked or stored in an enclosed garage or screened from view from streets and neighboring property using a solid wall, landscaping, or other improvements,

Exemptions for such vehicle types:

1. as described in [Parking – RV & Trailer Loading and Unloading; exceptions](#),
2. as described in [Parking – Standard Horse Trailer, exceptions](#), or
3. as described in [Parking – Other Trailers; exceptions](#).

C-18. Parking; RV & Trailer Loading and Unloading; exceptions

In accordance with Town of Gilbert regulations, recreational vehicles (RVs), travel trailers, trucks, boats, and trailers (including horse trailers) with a manufacturer's rated chassis capacity of one ton or less, and the like, may be parked or stood on a public street, on a driveway, or additional parking area on the Member's lot for [not longer than 48 hours, for loading and unloading only](#).

Such vehicles should not be parked in a manner that will block street access for public safety vehicles and are subject to all applicable Town of Gilbert regulations.

To prevent misunderstanding, **Members and residents are kindly requested to notify the Community Manager at silverstoneranch@wearevision.com at least 2-3 days in advance** of whenever an RV or trailer will be parked or stood on a street, driveway, or additional parking area on any lot for any length of time.

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

C-19. Parking; Horse Trailers; Exceptions

Members and residents are required to apply to the ARC to keep one horse trailer on their Lot and receive approval **before** placing such horse trailer on their Lot.

Standard Horse Trailer: Owners may park one standard horse trailer in their lot's side yard behind the front double gates, providing such trailer is no larger than **7 feet tall, 7-1/2 feet wide, and 12 feet long**. *Measurements are inclusive of wheels and any mounted equipment, such as ladders or air conditioners.*

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

Standard: All trailers, including horse trailers, must be covered with a canvas tarp of a color blending with the approved color for the dwelling and approved by the ARC. Both the trailer and the tarp must be kept in a like new, high-quality condition that will not detract from the high standards of the Association.

Application Checklist: (PRIOR APPROVAL IS REQUIRED)

[Trailer Parking Applications](#) will be duly noticed on the Board's regular meeting agenda. The Board will hear and determine completed applications where all the following requirements are met:

- ☐ Architectural Application including a brief description of the trailer and any known timelines. *Missing or incomplete information may cause the application to be denied as insufficient.*
- ☐ **Photos of the trailer** or manufacturer's drawings/images if photos are not available. Indicate the **length, width, and height of the trailer** on the photo. *Measurements are inclusive of wheels and any mounted equipment, such as ladders or air conditioners and the like.*
- ☐ Photos or images of the tarp that will be used to conceal the trailer.
- ☐ **Landscape and/or Hardscape Plans, Drawings, Architectural Drawings** indicating the **location** on the Lot where the trailer will be kept; **materials** used, i.e., concrete, cement, crushed rock, or granite, to construct the parking area or pad and driveway or access to trailer parking area or pad; **existing elements** on the plan, i.e., the home, trees, shrubs, driveways, walkways, streetlight poles, water meters, utilities, and property lines; **distances** between the trailer parking area and the home, perimeter walls and fences, other structures. Sketches or other illustrations may be accepted by the Board, in its good faith discretion. Drawings that are illegible or too small to read may be rejected.
- ☐ Other information as may be requested by the Board.
- ☐ Site visit may be required.

C-20. Parking; Other Trailers; Exceptions

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

The Board, in its good faith discretion, will consider requests where all the following conditions are met:

- a. The trailer must be no larger than **9 feet tall, 8 feet wide, and 20 feet long**, including wheels and all mounted equipment, i.e., air conditioners, antennas, ladders, luggage racks, etc.,
- b. **concealed with a tarp** made of a canvas material, and of a color blending with the paint color approved for the dwelling,
- c. **parked on an improved surface**, i.e., concrete, pavers, or crushed granite, where access is provided via a driveway constructed of concrete, pavers, or crushed granite, where the **nearest perimeter wall is at least 6-1/2 feet tall**, such that the top of the trailer, inclusive of mounted equipment, is no more than 2-1/2 feet taller than the nearest perimeter wall,
- d. parked at least 5 feet from all property lines and at least 10 feet from any part of the dwelling, and behind the front planes of the dwelling on the lot and any dwellings on adjacent lots, and
- e. complies with all applicable laws, including Town of Gilbert ordinances.

Application Checklist: (PRIOR APPROVAL IS REQUIRED)

[Trailer Parking Applications](#) will be duly noticed on the Board's regular meeting agenda. The Board will hear and determine completed applications where all the following requirements are met:

- ☐ Architectural Application including a brief description of the trailer and any known timelines. *Missing or incomplete information may cause the application to be denied as insufficient.*
- ☐ **Photos of the trailer** or manufacturer's drawings/images if photos are not available. Indicate the **length, width, and height of the trailer** on the photo. *Measurements are inclusive of wheels and any mounted equipment, such as ladders or air conditioners and the like.*
- ☐ Photos of the tarp that will be used to conceal the trailer.
- ☐ **Landscape and/or Hardscape Plans, Drawings, Architectural Drawings** indicating the **location** on the Lot where the trailer will be kept; **materials** used, i.e., concrete, cement, crushed rock, or granite, to construct the parking area or pad and driveway or access to trailer parking area or pad; **existing elements** on the plan, i.e., the home, trees, driveways, walkways, streetlight poles, utilities, and property lines; **distances** between the proposed trailer parking area and the home, block walls, or other structures. Drawings that are illegible or too small to read may be rejected.
- ☐ Other information as may be requested by the Board.
- ☐ Site visit may be required.

C-21. Property Modifications including Exterior Remodeling and Repairs

Any construction, erection, or placement of anything, permanently or temporarily, on the outside portions of the Member's property, including landscape alterations, whether such portions are improved or unimproved, is prohibited except in strict compliance with the provisions of Article 9 of the CC&Rs. This includes, without limitation, signs, permanent basketball goals, swing sets and sports and play structures, dumpsters, portable restrooms, construction materials and other personal items utilized for interior or exterior modifications that are stored visible to any neighboring property. All modifications shall be submitted to the Architectural Review Committee (ARC) by completing a submittal form available online or at the Community Manager's office for prior approval.

All modifications must be completed within one year of approval, unless specified in the notice of approval or by a time extension approved by the ARC. Members may also request an appointment to discuss a modification by emailing the Community Manager at silverstoneranc@wearevision.com.

No contractor signage is allowed on a project that is undergoing modification.

C-22. Organized Sports Teams and Park Usage

Silverstone Ranch offers Common Areas, including turf retention basins and lawns ("green spaces") and other amenities that are meant to be shared and enjoyed by all Silverstone Ranch property owners with their families and guests. Green spaces must not be used in such a way as to restrict the use of that area by other residents wanting to share and enjoy the space at the same time.

Common Areas are zoned for equestrian access. As such, these areas are not specifically maintained to support Public Organized Sports Teams, defined as sports teams comprised of residents and/or non-residents involved in regularly scheduled league play. Such teams may not practice or hold matches in the neighborhood parks or green spaces without the express permission of the Association. You must be able to show proof of HOA approval, or you may be asked to leave.

Residents must obtain HOA approval prior to using any part of the Common Areas for a private event if the event includes any of the commercial activities listed below:

- a. **Public Organized Sports Team** practices or events.
- b. Moving large equipment onto Common Areas, such as setting up **inflatable structures**, tents, generators, climbing walls, amplified music equipment, lights, catering equipment, or other equipment or structures.
- c. Delivery of a program, service, or contest of any nature, including private exercise, training, or lessons (ex. karate) or other **commercial activity** (ex. selling food and beverages, movies).

To apply for HOA approval, a **sponsoring resident** must complete the **Common Area Use Agreement** and provide a **certificate of insurance** naming "*Silverstone Ranch Association*" as the additional insured from each business providing goods or services to the event at least (10) days prior to the event.

Public Organized Sports Teams practices and events are not permitted in any area posted for equestrian access. Please be considerate of other homeowners and residents who also have access to these areas.



Residents may ride and work with their horses in the north end of the Rawhide Turf Retention Basin located at 459 S Granite St, east of the Stables and north of the dumpster enclosure. **Please use caution in the area as it is posted and maintained for equestrian use.**



Use facilities at your own risk. The Association's parks and green spaces are dedicated storm water retention basins and are not maintained to support public organized sports team practice or matches. **Always be safe!** Before use, make sure the area is free of hazards. Please notify the Community Manager at (480) 759-4945 of any unsafe conditions or maintenance requirements.

C-23. Rental Property; Leasing

If an Owner desires to rent or lease their property, the Owner must comply with the following: the rental/lease term may be no less than thirty (30) days in duration, and the property may only be rented or leased once in any thirty (30) day period. Rental or lease terms of less than 30 days are not allowed, see CC&Rs Section 10.22.4.

All rental listings and advertising must reflect a minimum residency of thirty (30) days. Owners must notify the Community Manager in advance and in writing of any changes to the lease term (extended, shortened, and/or cancelled), rental occupants and contact information for the occupants.

Leasing is defined as the regular, exclusive occupancy of a Lot by any person other than the Owner for which the Owner receives any consideration or benefit.

Enforcement:

1. Courtesy Notice for advertising (including a demand to Cease and Desist advertising for prohibited rentals) and/or Courtesy Notice for non-compliance.
2. Notice of Fine, \$500 minimum.
3. Notice of Fine, minimum of \$500 per day or up to 100% of the daily rental rate, whichever is greater or escalated to any amount as determined by the Board in its sole discretion.

C-24. Rental Property; Tenant Registration

Pursuant to Arizona Statute A.R.S. §33-1806.01, which went into effect on July 24, 2014, completion of the **Tenant Registration Form** is required each time an Owner leases to a new tenant or renews a lease with an existing tenant on a Lot within Silverstone Ranch.

Owners must submit the Tenant Registration Form within thirty (30) days of the rental/lease commitment, and a minimum of five (5) business days prior to the tenant's proposed move-in date.

Owners must also provide their tenants with a copy of the Association's governing documents, including the CC&Rs, the Articles, the Bylaws, and Association Rules as though the tenant were an Owner. Please email the Community Management at silverstoneranch@wearevision.com to obtain the latest copies of required documents.

Enforcement:

1. Courtesy written notice of non-compliance.
2. Notice of Fine, \$500.
3. Repeated non-compliance, Notice of Fine, minimum of \$500, escalated as determined by the Board in its sole discretion.

C-25. Seasonal, Holiday and Celebratory Decorations

Holiday decorative items, such as inflatables, displays, and holiday flags, do not require approval. Seasonal and Holiday lighting and decorations may be displayed from **October 1 – January 31**.

C-26. Signs

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

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

a. Signs – Political

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

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

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

b. Signs – Real Estate

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

c. Signs – Event Signs

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

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

C-28. Stable; Gate Access

Silverstone Ranch Association is a private community. Silverstone Ranch provides access to the Stable facility, including the gates, tack closets, feed storage rooms and muck dumpster with keys that provide access to enter the Stable facility.

All persons entering through the Stable gate must sign the appropriate use agreement, including an Equine Liability Waiver, and must be able to provide appropriate identification. Every guest, vendor, contractor, etc., must be granted access to the Stable Facility by an Owner, resident, authorized non-resident, or the Silverstone Ranch Association.

The Silverstone Ranch Association Board of Directors will adopt rules and regulations to manage Stable gate access efficiently and effectively.

C-29. Stable; Boarding Agreement

The Silverstone Ranch Association is a private equestrian community designed to facilitate a comfortable lifestyle for all Residents. Equestrian amenities include a self-board Stable and multi-use Equestrian Trail, including the Bridle Path and the Pathway. Any Owner in good standing with the Association, or the Tenant of such an Owner, must apply for approval prior to placing their horse in a designated stall in the Stable, with a maximum of two (2) horses per Lot, and a limit of one (1) horse per stall. The Applicant must complete and sign and complete a Stable Agreement, including the Equine Liability Waiver, and meet all the pre-occupancy requirements listed therein prior to taking occupancy of any stall in the Stable.

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

C-30. Stable; Equestrian Lots Insect Control

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

C-31. Stable; Manure Dumpster

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

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

C-32. Storage of Personal Items; Items in View

When not in use, all personal items must be stored out of public view, either behind a fence or inside the garage. This includes, but is not limited to ladders, bicycles, toys, sports equipment, portable basketball goals, building materials, etc. Hoses must be rolled up and stored out of view.

C-33. Trash and Recycling Containers

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

APPENDIX A. ARCHITECTURAL APPLICATION PROCEDURE

Application Checklist

REQUIRED:

- ☐ **Complete the [Architectural Application](http://www.silverstoneranchhoa.org)** at www.silverstoneranchhoa.org with as much information as possible, including the project description, i.e., “replacing garage doors”, contractor information, and any known project timelines. *NOTE: Missing or incomplete information may cause the application to be denied as insufficient.*
- ☐ **Landscape and/or hardscape plans, detailed drawings, architectural plans or drawings, shop drawings.** Photographs or sketches may be accepted as a substitute for detailed drawings or plans if dimensions, materials, and other critical information is indicated on the photo or sketch.
 - ☐ Indicate the locations and dimensions of all **proposed elements, landscaping, or hardscaping** on the plan including buildings, walls, fences, borders, turf headers, water fountain, exterior lighting visible from the street, trees, shrubs, boulders, and property lines.
 - ☐ Indicate **existing elements** on the plan, i.e., the home, trees, shrubs, driveway, walkways, streetlight poles, water meter, utilities, and property lines.

Common Architectural and Landscaping Scenarios:

- ☐ **Landscape planting changes only.** A landscape plan or sketch is required. Provide a plant legend or label the plants on the drawing or plan. Images of plants are not required.
- ☐ **Replacing windows, front door, garage doors, exterior light fixtures, house numbers.** Manufacturer product information, cut sheets, sell sheet, actual product photos or samples of the new items are required. Dimensions, material, and colors must be indicated. Provide pictures of existing items that will be replaced. Use plot plan or photos to indicate where all lights fixtures, doors, or windows will be located.

ADDITIONAL (may be required on a case-by-case basis):

- ☐ **Manufacturer’s product information.** Cut Sheets, sell sheets, website pages, or physical samples. Manufacturer’s name for materials to be used, color and finish, and size or dimensions.
- ☐ **Permits.** Permits required by the Town of Gilbert or other governmental agency are the responsibility of the Owner. Every ARC approvals is conditioned upon the Association’s receipt of any required permits prior to the commencement of work. If the Town of Gilbert or other authority requires alterations or modifications of a project already approved by the ARC, the entire project must be resubmitted to the ARC, along with any mandated modifications or alterations noted.

OPTIONAL:

- ☐ **Photos:** Multiple perspectives can be helpful and may expedite the approval process.
- ☐ **Maps:** Neighborhood maps, satellite imagery (i.e., Google Maps, Earth, etc.), plot and plat maps.
- ☐ **Warranties:** Warranties are not required to be submitted.

Online Application Process

To begin the online application process, go to the website at www.silverstoneranchhoa.org.

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

Gather the information required to complete your application, including drawings, photos, etc.

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



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

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

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

For the convenience of homeowners who prefer to print and submit a paper process, the [Architectural Application](#) can be downloaded and printed from the Association's website. Printed forms may also be picked up from the Management Office.

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

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

Application Submittal and Review Process

1. **Submittal.** Applications may be submitted using the [online process](#), emailed, sent via US mail, faxed, or hand-delivered to Management's offices.
2. **Initial Analysis / Review.** Management may study or review the application for **completeness**, violation status, previous denials, or other approvals/denials in the community for a similar request and add any of this information to the application.
3. **Agenda.** Once the Application and its supporting documents are deemed sufficient, the Chair will request Management to forward the Application and any supporting documents to the Committee and add the Application to the Committee's Agenda.
4. **Final Decision.** The Committee will vote on the Application. Management may make recommendations to the Committee for the Application's approval or denial. A site visit may be required. Decision options are: "Approved", "Approved with Conditions", "Denied/Insufficient Information".
5. **Returned.** The Committee's decision must be returned in writing to the applicant no later than **45 days after the Application was received**. See [CC&Rs](#) Section 9.3.
6. **Re-Submittal.** If the Application is denied as incomplete, it may be re-submitted to the Committee with additional information at some later date.

Review and approval or disapproval includes, but may not be limited to, consideration of material, quality of workmanship, colors, consistency with the external design and color of existing structures on the lot and on neighboring lots. Modifications must remain consistent to the current aesthetic and style of the home and neighborhood.

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

Commencement, Expiration, Time Extensions

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

- b. **Approval Expiration:** Construction must be started or commenced within 90 days of the Approval Date, or approval may be withdrawn.
- c. **Construction Period:** Owners shall make diligent and continuing progress toward completed construction within 6 months of construction start date.
- d. **Time Extension:** Approval may be withdrawn if a project is not completed within 6 months of the construction start date. Applicants must revise the projected completion date and resubmit their application for review and approval.

Appeals

An Applicant may appeal a decision of the Architectural Review Committee. Any appeal of the Committee's decision should be submitted in writing to the Board within 30-days from the receipt of the Committee's decision. Please email your written appeal to silverstoneranch@wearevision.com.

Hearing and Decision: The Board will notice the appeal on the agenda and discuss it at the next regularly scheduled Board meeting. The Board will provide a written decision to the owner/applicant, including the reasons behind the decision, within 10 days of the Board meeting during which the appeal was discussed.

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

Waivers or Variances

The Board, in its sole and good faith discretion, may grant waivers or variances from the strict application of the governing documents, so long as such waivers do not result in an unsafe, unsanitary, or aesthetically displeasing condition and do not alter the essential character of the neighborhood and the common plan for its development as contemplated by the governing documents. See [CC&Rs](#), Section 10.29, page 38.

For simplicity, the term "waiver" shall include both a "waiver" and a "variance."

The Board will hear and determine a request from an Owner ("Petitioner") for varying the strict application of the governing documents to the Petitioner's Lot. The Board will notice the request on its agenda and, if a waiver or variance might reasonably be expected to impact the views or privacy of other Owners in the community, the Board will direct Management to send **notice** of the variance request to the Membership requesting written comment at least 10 days prior to the hearing. Members who attend the hearing will also be invited to comment prior to the Board's decision.

At a regular meeting of the Board, based on evidence presented, the Petitioner must show the following:

- a. **Extraordinary circumstances** exist that justify the variance, i.e., a rule, standard, procedure, or restriction creates an unreasonable hardship or burden on an Owner or resident, or there has been a change of circumstances since the recordation of the governing documents that has superseded or rendered a restriction obsolete,
- b. The Owner's request for a variance is due to **unique circumstances** and not the general conditions in the neighborhood, so that the reasonableness of the governing documents is not drawn into question, and
- c. Such waiver is **not a major deviation** from the Association's governing documents and if approved, will not alter the character of the neighborhood, and will not undermine the intent and purpose of the governing documents,
- d. **Complies with all applicable laws**, including state laws and Town of Gilbert ordinances.

The "*unique circumstances*" addresses whether specific attributes of the Lot justify the request for a variance, however, the Owner's unusual plans for their Lot do not, in themselves, generate unique circumstances.

If a waiver or variance request is granted, it must be documented in writing, including applicable details, i.e., (i) the specific project, vehicle, equipment, or structure to which the waiver applies, (ii) duration of the waiver, and (iii) reason for granting the waiver.

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

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

Silverstone Ranch Association
Trees and Plants Recommended for Residential Lots

APPENDIX B. LIST OF RECOMMENDED TREES AND PLANTS

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

Silverstone Ranch Association

Trees and Plants Recommended for Residential Lots

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

Silverstone Ranch Association

Trees and Plants Recommended for Residential Lots

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

Silverstone Ranch Association

Trees and Plants Recommended for Residential Lots

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

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

Silverstone Ranch Association

Trees to Avoid on Residential Lots

APPENDIX C. TREES TO AVOID

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

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

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

Silverstone Ranch Association

Trees to Avoid on Residential Lots

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

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