

LANDSCAPE GUIDELINES
FOR
WHITEWING AT WIEHL ESTATES

General Landscape Requirements

- The twelve(12) foot drainage easement designated in front or side yards to be planted and maintained in turf as required by the Town of Gilbert. Culverts must be installed under driveways to allow proper drainage flow.
- 100% of non-turf areas to receive cover of two(2) inches of crushed granite. No coral, pink red, white, blue, green or other bright tones. The Architectural Committee must approve color.
- A four(4) inch concrete header will be required between turf areas and surrounding landscaping.
- Plans to be submitted must conform to the acceptable plant list.
- Boulders and berms are greatly encouraged.

I. Fine Grading and Mounding

Fine grading is a critical aspect of landscaping. It is required that each lot is graded so that all storm water will drain away from the house. In addition, all storm water that is generated on the lot must be retained on the lot. It is important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. In all cases, the installation must comply with the Town of Gilbert grading and drainage plan. **Every effort should be made to make the mounding appear natural.**

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II. Rock Ground Cover

If decomposed granite or other landscape rock is used, it must be an "earth tone" color. All rock areas shall be treated with pre-emergent weed control at regular intervals to retard weed growth.

River rock shall be from three(3) inches to six(6) inches in diameter.

III. Plant Material

Approved and prohibited lists of materials for plants, ground covers, accents, vines, shrubs and trees are attached and are part of the landscape requirements and guidelines.

IV. Water Features (Fountains, Etc.)

Water features are permitted. It is recommended water be chlorinated. The Architectural Committee must approve water features when in the front yard.

V. Hardscapes

Any additional pavement areas in any form, e.g., concrete, brick, tile, or any wood decks, etc., in the front yard must be approved by the Architectural Committee. Any decorative items (including fences, fountains, statuary, etc.) in the front yard must be approved by the Architectural Committee.

VI. Mail Delivery

U.S. Mail will be delivered to each individual lot. Each Lot Owner shall construct a mailbox at generally the junction of the lot driveway and

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the adjacent street, which shall be of the same materials and/or architectural theme as the main residence. Each mailbox base must be lighted. The Architectural Committee must approve such mailbox and base.

VII. Lighting

- Lighting shall be shielded so that the light shines primarily on the lot; lights that create glare visible from other lots are prohibited.
- Light fixtures shall not exceed an illumination intensity of more than one(1) foot candle power as measured from the lot line.
- Outside lights should be screened whenever possible with walls, plant materials or internal shielding.
- Mailbox base shall be lighted from its interior to serve as a street/driveway marker light.

SUMMARY:

In all cases, plans must be submitted for approval to the Architectural Committee. The installation must comply with the Town of Gilbert drainage and grading requirements. **All front yard landscaping must be completed within thirty(30) days of occupying the lot.** It is recommended that back yard landscaping be installed at this time as well since construction access to the back yard is often through the front yard.

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Subjective Design Review Issues

I. Grading and Drainage

- Are the existing and proposed limits of disturbance confined to the building pad? Will the limits adequately allow for the proposed improvements?
- Have the grading and improvements been creatively designed? Do they address roof drainage, on-lot and open space areas?
- Will the proposed grading improvements provide for adjacent lot owners to blend their improvements with those proposed in order to create a sense of continuity within the parcel?
- Do the proposed grading improvements indicate creative solutions to side yard grade transition areas between adjacent lots?

II. Planting

- Has a creative blend of plant species been woven into the plant palette throughout the front yard?
- Will the proposed landscape theme provide unity, intrigue and definition that will enhance the streetscape character of the lot?
- Do planting zones transition well between each other? Will the transitions be appropriate between neighboring lots?
- Does the plant palette indicated reflect the appropriate character for this area within Whitewing?
- Are the plant densities indicated for the site and are the ratios between species appropriate?
- Does the planting design reflect natural massing with intrigue and diversity?

III. Utilities

- Have the appropriate plant species been utilized to provide the necessary screening of utilities, blank walls, private areas, etc.?

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IV. Lighting

- Does the landscape lighting serve a "true" purpose. Avoid lighting yards just to light them.
- Does the lighting design reflect a creative approach to enhancing the nighttime character of the yard? Has imagination and creativity been utilized to avoid "typical" lighting practices (i.e. driveway and pathway "runway" lighting)?
- Is the lighting appropriate for the space or will ambient light from other residences provide shared light?