

# CALLIANDRA ESTATES

*A Toll Brothers Community*

**Calliandra Estates  
Design Guidelines  
Revised – 9.1.17**

**Town, County, State, and National building codes, and ordinances  
supersede any requirements stated herein**

**NOTE:**

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

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## **DEFINITIONS**

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

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

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

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

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

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

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

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

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

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

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

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

#### YARD DEFINITIONS

- a. **Front Yard** - Front and side areas that are non-enclosed.
- b. **Front Courtyard (Private)** - An area in the front yard that is enclosed by a minimum three foot (3’- 0”) high solid masonry wall and gate, or an enclosed area interior to the architecture. This area will be treated similar to a Rear Yard (Private). Refer to the Hardscape Walls/Fences section for further descriptions of allowable wall conditions.
- c. **Rear or Side Yard (visible)** – Areas enclosed by some portion of full wrought iron view fencing that are Visible From Neighboring Property, including side yards and rear yards. Full wrought iron view fencing is comprised of wrought iron fencing on top of block wall. The height of wrought iron in a full wrought iron viewfence shall be greater than three feet 3’- 0”.
- d. **Rear or Side Yard (Private)** – Landscape areas in the rear or side yard, which are enclosed within a solid masonry wall or partial view fence. Partial wrought iron view fencing is comprised of wrought iron fencing on top of block wall. The height of wrought iron in a partial wrought iron view fence shall be less than 3’- 0”.

## **INTRODUCTION**

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

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

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

## **APPLICATION OF GUIDELINES**

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

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

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

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

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

## **APPLICATION PROCEDURE**

### **Submittal**

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

Calliandra Estates  
c/o Preferred Communities  
PO Box 5720  
Mesa, AZ 85211  
Phone: 480-649-2017  
Fax: 480-649-0902  
ARCH@gothoa.com

The following information must be included to expedite consideration:

1. Application - A completed Design Review Application (Appendix D).
2. Plot Plan - A site plan showing dimensions of any structure, addition, or changes to an existing structure in relation to the existing dwelling and property lines (setbacks). Measurements must be clearly written on the plans.
3. Elevation Plans - Plans showing finished appearance of addition in relation to the existing dwelling. An accompanying photograph of the proposed location would be helpful.
4. Specifications - Detailed description of materials to be used and color samples must be submitted, if applicable.
5. Applicable Fee

Landscape Plans must also include the following:

1. A completed Landscape Submittal Worksheet (Appendix E).
2. Two (2) complete sets of Front, Side and/or Rear yard Plans (refer to Residential Landscaping Section).
  - Plan requirements (plans may be combined if legible):
  - All plans must show lot lines, building setbacks, footprint of house, and any adjacent streets. Minimum drawing scale is 1" = 10'-0".
  - An 8 ½ "x 11" copy of the Town of Gilbert approved plot plan must be included with the submittal.
  - Layout Plan: Showing any existing or new wall and paving locations, including pools, pool equipment screening, turf / lawn locations, headers, and any other structural items such as fireplaces and barbeques. All items must be dimensioned and any

necessary Town of Gilbert, and Calliandra Estates setbacks are to be noted on the plans. Any grade changes or mounding is to be noted on the plans for locations, size and elevation.

- Planting Plan: Showing all tree and shrub locations as well as species (common and botanical names) and size information as well as decomposed granite color and size. If boulders are used, size type, and location must be noted on plan.
- Low-voltage Lighting Plan (if applicable): Showing fixture and transformer locations and fixture type and wattage. Cut sheets for proposed fixtures must be provided. Colors/finishes must also be specified.
- Hardscape Details: Any vertical structural elements such as walls, gates, fireplaces, and barbeques must have details submitted with the drawings including, scales, materials and finishes and colors.

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

**Appendix H is intended to be examples and checklists of what the reviewers will look for in the submittals. Refer to these prior to the submitting plan for review to ensure an expedient turn-around.**

**FEES** (Landscape and Pool Plans only):

1. Front, Side, and Rear Yard (refer to Residential Landscaping Section) Submissions shall be accompanied by a \$275.00 review fee and submitted to the Calliandra Estates Community Association. Review fees cover professional design review and installation inspections.
2. Separate Front Yard and Rear Yard submissions are permitted, but are subject to an additional review fee of \$200.00, payable with submittal.
3. A Separate Pool submittal is discouraged but will be accepted; the separate submittal is subject to an additional review fee of \$200.00, payable with submittal.

### **COMPLIANCE DEPOSIT**

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

The Purpose of this deposit is to:

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

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

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

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

### **REVIEW -- APPROVAL AND/OR DISAPPROVAL:**

The *CEDRC* will evaluate each proposed design, alteration, addition, etc. for consistency with this document and appropriateness to its own lot, to the existing improvements and to the community as a whole. The *CEDRC* will evaluate proposed improvements on the basis of creating and maintaining a distinctive desert image, compatibility with neighboring lot improvements, and from one lot to the next, functionality, and quality of visual appearance, materials, textures, mass and durability; and use and preservation of views from the site.

Neither the *CEDRC*, nor the Board, nor the Declarant shall have any liability in connection with or related to approved plans, specifications or improvements. The approval of plans does not mean that judgment is passed on the structural soundness of the addition nor its effect upon existing or future drainage. The review of the plans is for aesthetic purposes only consistent with maintaining and enhancing property values within the Calliandra Estates Community Association.

## Review Process

1. The Calliandra Estates Community Association will distribute a copy of the proposed plans to the Calliandra Estates Design Review Committee (CEDRC) for the review.
2. The CEDRC will issue a written response within forty-five (45) days upon receipt of a submission and review fee. The response will include a summary of comments per the Landscape Submittal Worksheet, where applicable.
3. No Reviews will occur without all the required design elements and payment included with the first review.
4. Plans may require a second submittal for review if noted on the first review. The Homeowner must submit two (2) revised copies to the Calliandra Estates Community Association to constitute a completed second submittal.
5. Failure to obtain approval of landscape or pool plans within two reviews, resulting in additional submissions, will require the applicant to pay an additional review fee of \$100.00.
- 6. No construction shall commence until final plan approval is received, however in some cases conditional approvals are allowed at the discretion of reviewer to expedite process. Conditional changes can be reviewed at the time of installation approval.**

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

Construction Period - Once started, construction shall be pursued diligently in order to assure prompt completion thereof. Absent a different deadline for completion of construction (which may be shorter or longer, in the *CEDRC*’s discretion based on the nature and complexity of the project), such construction shall be completed within six (6) months after the date of the Committee’s approval of the applicable application.

## Construction Review

1. The CEDRC may review work in progress and give notice of non-compliance. Absence of such reviews and notifications during construction does not constitute either approval by the CEDRC of work in progress or compliance with the *Calliandra Estates Design guidelines*.

2. Final Review. **Upon completion of the work, the Owner must submit a completed Request For Installation Approval form (Appendix F) to the Calliandra Estates Community Association.** The CEDRC will then conduct an inspection within thirty (30) business days and will issue a written notice of approval or failure, based on compliance with the final approved plan on the file with the Calliandra Estates Community Association.
3. If the work is not in compliance with the Approved Final Submittal and all Design Guidelines, a written notice will be issued to the Owner within fourteen (14) business days of the review. The Owner shall have thirty (30) calendar days to remedy non-compliance. When corrections are complete, the landscape will be re-inspected for compliance. If the landscape is not in compliance after the second inspection, the applicant will be required to pay \$150.00 for each additional inspection, until the landscape is approved.
4. The Homeowner assumes responsibility for hardscape, pool enclosures, and planting installation consistent with the Town of Gilbert requirements.

### **Variances, Changes and Appeals**

There may be occasions when an Owner desires to make a change that affects the exterior of the building or the site after construction documents are reviewed. When an applicant wishes to make a change which deviates from the plans as approved by the CEDRC, the applicant must submit a written request to the Association along with a set of plans clearly delineating the proposed change. The CEDRC shall respond to such request within thirty (30) days from the date of submittal. No changes will be allowed unless approved by the CEDRC. The CEDRC reserves the right to charge an additional fee to complete this review process.

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

# **DESIGN REQUIREMENTS**

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## **LANDSCAPE DESIGN GUIDELINES**

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

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

### **Timing of Residential Landscape Improvements**

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

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

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

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

### **Model Homes**

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

## RESIDENTIAL LANDSCAPING

Turf, lawn or grass is preferred in front yard areas. Turf must be setback two feet (2'-0") minimum from neighboring masonry walls and fences. Turf must be maintained year-round, including overseeding with winter rye every fall. Trees must be setback 5'-0" minimum from lot/property lines, or neighboring masonry walls/homes.

1. Lawns are preferred in Calliandra Estates, and should be used when possible.
2. No "islands" of lawn shall be permitted, so all lawns should connect to walkways, driveway or patio to promote access to the area.
3. No lawn area shall be less than 15' deep, and should encompass no less than 50% of the yard.

Live turf alternatives:

- Option 1: Owners may install artificial turf provided it is a high quality, mixed blend synthetic turf. Submittal must include a 12"x12" sample and manufacturer and warranty information or a product spec. sheet. The above design and layout guidelines for live turf must be followed.
- Option 2: If live or artificial turf is not installed in the front yard, high-density plant coverage is required. For every 500 square feet of front yard space, 20 plants must be maintained (ten 1-gallon and ten 5-gallon sizes at installation).

Prohibited plants for the Calliandra Estates community are listed in Appendix A.

### Front Yard Guidelines:

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

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

The minimum plant requirements per front yard shall be:

- 1 tree per 1000 SF available landscape area, 50% of trees required to be 24" box or larger.
- 1 plant per 50 SF, 20% of plants to be 5 gallons or larger. All accent plantings to be 5 gallon minimum.

- If live or artificial turf is not installed in the front yard, high-density plant coverage is required. For every 500 square feet of front yard space, 20 plants must be maintained (ten 1-gallon and ten 5-gallon sizes at installation), in addition to the above tree requirement.
3. Ornamentation: Water features (including fountains), driftwood, wagons, skulls, tombstones, wagon wheels and other non-approved sculptures are not permitted in the front yard.

### **Courtyard Guidelines:**

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

### **Visible Rear Yard Guidelines:**

The Calliandra Estates Design Review Committee prior to installation shall approve landscape designs for visible rear yards, including hardscape improvements. **These improvements will need to be inspected.**

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

Refer to Appendix A for prohibited plant material and B for approved plant material.

### **Private Rear Guidelines:**

The Calliandra Estates Design Review Committee prior to installations shall approve landscape designs for private rear yards, including hardscape improvements. **These improvements will not need to be inspected.**

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

Refer to Appendix A for prohibited plant material and B for approved plant material.

### **IRRIGATION**

All landscape irrigation shall be low water use, drip systems, except for turf or flower bed areas which may use spray system. Overspray onto public sidewalks

or streets are not allowed. Homeowners will be held liable for any damage caused to property by over watering.

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

## **LIGHTING**

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

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

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

## **ROCK GROUND COVER AND BOULDERS**

### **Decomposed Granite**

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

### **Boulders**

Boulders shall be surface select granite (mined at Congress, Arizona) selected to match or compliment Apache Brown decomposed granite. Boulders shall be used as an accent; large massing is discouraged. Boulders must be integrated into the ground and buried to a depth of at least 1/3 of boulder height.

## **GRADING AND EARTH SHAPING**

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

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

## **RESIDENTIAL LANDSCAPE MAINTENANCE**

1. Each owner, at owner’s sole cost, shall be responsible for the maintenance and repair of all landscaping on owner’s lot or parcel. This includes the area between the street and curb and right-of-way line on the owner’s lot or parcel. All landscaping shall be maintained in good condition, including but not limited to irrigation, mowing, fertilization, pruning, pest and disease control and trash removal. Lots with Turf in front yards are required to over seed in the winter months with a suitable rye seed. Dead, damaged or dying plant materials and damaged or deteriorating structural elements shall be replaced as soon as possible when an unsightly or potentially hazardous condition becomes apparent.
2. If such maintenance is not performed by the owner, the Association may enforce these guidelines using the procedures described in the CC&R’s.
3. Live turf must be overseeded prior to November 15<sup>th</sup> every year. This is subject to fines.

## **HARDSCAPES**

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

### **TURF HEADERS**

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

### **WALL / FENCES**

All perimeter and property walls have been designed and built by Toll Brothers for the Calliandra Estates community. Side yard walls will be returned to the building architecture at the discretion of Toll Brothers based on the neighboring conditions. These walls cannot be extended into the front yard area. No alterations or demolition is allowed to any builder provided walls, with the exception of the side yard fence block return walls, which may be removed and replaced for pool construction access. The location of these walls will vary on a lot by lot, model by model basis and remains the sole discretion of Toll Brothers.

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

### **COURTYARDS**

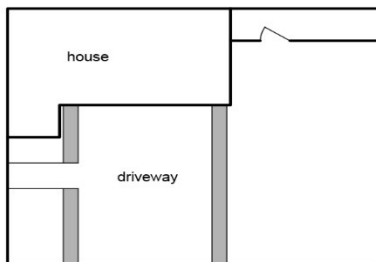
In some cases, a courtyard can be formed interior to the building or garage depending upon household layout by connecting architectural elements with a courtyard wall. In this condition, the courtyard wall may exceed the 4' height with a 6' maximum wall. The courtyard walls cannot extend past the facade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

arbors, and water features within the courtyard area are also subject to review by the CEDRC.

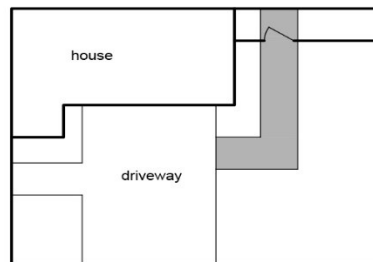
## DRIVEWAY / DRIVEWAY EXTENSIONS

1. Each Lot may have only one driveway entrance to the fronting street. No dual entry drives are permitted. Driveway entrance may not be altered from the location as installed by the Builder.
2. Driveways shall remain as provided during the original construction for access to garages only and shall not be expanded for any reason. Paver borders may be added along the driveway edge, but may not exceed 24" inches in width.
3. Driveway material must be integral colored concrete or integral color concrete pavers, complimentary with the house color and adjacent native desert earth colors. Asphalt, stained and painted concrete are prohibited. Bright or contrasting colors are prohibited. Driveway material may extend to sidewalk only.
4. Texture and score patterns, exposed aggregate, heavy rock salt, coarse broom and coarse trowel finishes are allowed.
5. Distance between Score Joints or between a Score Joint and an Expansion Joint shall not exceed ten feet (10') in any direction.
6. Driveway extensions to side pedestrian or gate/double vehicle gate are permitted. They may extend to the halfway point in the original driveway. They may not extend to the sidewalk. They must be screened from front view by landscaping elements.

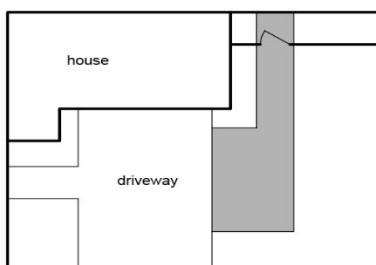
Below are examples of driveway extensions that are allowed.



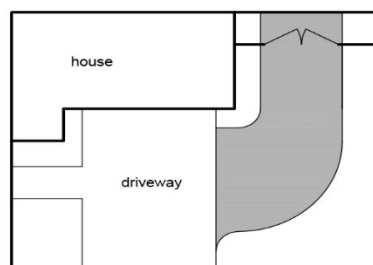
Paver borders - 24 inch maximum width



Paved walkway to single gate



Partially extended driveway to pedestrian gate



Partially extended driveway to double/vehicular gate

## **PATIOS / DECKS / PAVEMENTS**

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

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

## **FIREPLACES / FIREPITS / BARBEQUES**

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

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

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

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

## **GATES**

Gates are to be constructed of metals or woods to integrate with the building architecture and must be designed to conceal the rear yard. All gates are to be approved by the CEDRC. Double/Vehicular gates are permitted. No stored vehicle / boat / trailer / etc., may be visible from the street or from neighboring property. No paved driveways that extend to the sidewalk will be approved for double gate access. Driveway extensions must be screened from front view by landscaping material.

## **POOLS / SPAS / HOT TUBS / WATER FEATURES**

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

## **FLAGPOLES**

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

## **ORNAMENTATION / ART AND SCULPTURE**

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

## **PLAYGROUND EQUIPMENT**

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

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

# **ARCHITECTURAL**

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## **EXTERIOR COLORS / ALTERATIONS**

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

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

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

## **SKYLIGHTS (OTHER THAN THOSE INSTALLED BY TOLL BROTHERS)**

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

## **ANCILLARY / LANDSCAPE STRUCTURES**

Ancillary/landscape structures which may include but are not limited to greenhouses, gazebos, trellises, ramadas, swimming pool enclosures and similar structures are allowed in rear yards only and require CEDRC approval. No structure may exceed 400 square feet, including roof overhang. All structures shall be located at least five feet from any view fence. All structures greater than six feet in height must be located five feet from any property line and are limited to twelve feet in height. All ancillary structures shall be painted to match the color of the dwelling unit for that Lot or have a natural wood or other natural finish and shall have roofing material which matches the roofing color of the Dwelling Unit. Ornamentation such as color blocking, murals or signage on architectural elements is prohibited. The CEDRC shall consider the impacts of noise, lighting and visual privacy on adjacent properties in review of applications. All ancillary structures shall be integrated with the Dwelling Unit avoiding contrasting independent features without relationship to the architecture. The CEDRC will review each application in detail regarding proposed pergolas, ramadas, fountains, statues, art/sculpture, arbors, entry/security gates, etc. Entry features shall relate to the architecture

utilizing like materials, similar scale and extensions of the architecture.

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

## **ANTENNAS AND SATELLITE DISHES**

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

### **TRADITIONAL TELEVISION BROADCAST ANTENNA**

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

### **DIRECT BROADCAST SATELLITE DISHES LESS THAN 1 YARD IN DIAMETER**

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

All Direct Satellite dishes are required to be painted the color of the house if it is installed in any manner other than a “ground mount.”

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

## **PROCEDURE**

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

## **AWNINGS AND CANOPIES**

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

- (i) ALL awnings and canopies must be presented to the CEDRC for approval prior to installation.
- (ii) Awnings and canopies shall be placed in rear and side yards only.
- (iii) Awnings and canopies should be compatible with the architectural character of the dwelling unit in terms of style, materials, color and visual scale.
- (iv) The color of the awnings or canopies shall match the trim or dominant color of the dwelling unit. Exceptions must be approved by the CEDRC.
- (v) The location of any awnings or canopies shall not adversely affect views, sunlight, or natural ventilation or adjacent properties.
- (vi) If Visible from Neighboring Property, metal or wood frames for awnings shall be painted to match the trim or dominant color of the dwelling unit.
- (vii) Plastic or rigid metal awnings are not permitted. Shade material must be canvas (or other woven material) of a color which is complimentary to the house as approved by the CEDRC. Shade screens which are not an integral part of a window system are not permitted.

## **BASKETBALL GOALS**

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

## **GUEST HOUSES, ADDITIONS AND OTHER HABBITABLE STRUCTURES**

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

## **LIGHTING**

All exterior light fixtures on dwelling units except those immediately at main entrances shall be of a type that has a light source shielded from view from the street or neighboring. Security or "dusk to dawn" type lighting installed on the dwelling unit shall be concealed from street view by locating it under eaves or in other niches and painted to match the structure. Exposed bulb floodlights are not permitted at any location on a dwelling unit. No lighting shall be allowed that produces excessive glare or that shines on neighboring property. The use of other than white or yellow exterior lights shall be prohibited except for colored lighting used as holiday decoration. Holiday decorations shall not become nuisances to neighboring properties. Holiday decorations may only be displayed 30 days before and 10 days after the holiday.

## **PATIO ROOFS (OTHER THAN THOSE INSTALLED BY TOLL BROTHERS)**

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

## **ROOFTOP EQUIPMENT**

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

## **SCREENING**

All ground mounted equipment such as air conditioning units, satellite dishes, pool or fountain equipment and electrical boxes, shall be screened so they are not visible from neighboring property or through visible rear yards. Design of walls shall fully screen equipment visible from neighboring property and through visible rear yards. Enclosures shall be located at least five feet (5'-0") from any view fence with plant material between the view fence and enclosure. All screening shall be a logical extension of the architecture of the residence in color, materials and texture. Changes in material from the main house or freestanding screens are not permitted. Visible rear yards shall screen pool/spa equipment or other permanent equipment with a CMU wall finished to match adjacent wall texture and color.

## **SCREEN DOORS / WINDOWS SCREENS AND TREATMENTS**

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

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

## **SECURITY DOORS AND SECURITY WINDOW COVERINGS**

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

**CEDRC approval is required prior to installation.**

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

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

## **SOLAR COLLECTORS**

Solar Collector panels must lie parallel to the roof surface and be attached directly to it. Panels must match roof color as closely as possible. Panel framing, hardware and piping must be painted to match roof or wall color, as applicable. All storage tanks and control equipment must be screened from the View from Neighboring Property or through view fencing. Panels visible from front yards are prohibited. Those having a visual impact on neighboring property are subject to CEDRC review on a case-by-case basis. Roof mounted hot water and storage systems are not allowed.

## **STORAGE SHEDS**

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

## **COMMUNITY RULES**

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**See the CC&Rs for complete list of restrictions**

## **APPENDIX A: PROHIBITED PLANT MATERIALS**

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

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

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

**APPENDIX B:****APPROVED PLANT LIST**

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Botanical Name

Common Name

**Trees/Palms**

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

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

Eldarica (mondell) Pine  
Aleppo Pine

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

### **Tall Shrubs**

Acacia greggii  
Aloysia lycoides  
Atriplex nummularia  
Berberis haematocarpa  
Bougainvillea  
Buddleia marrubifolia

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

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

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

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

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

### **Small Shrubs**

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

Duranta  
Emu Bush  
Turpentine Bush  
Hibiscus  
Desert Lavender  
Creosote Bush  
  
Japanese Privet (waxleaf)  
Anderson Lycium  
Thorn Bush Fremont Lycium  
Fremont Lycium  
Heavenly Bamboo  
Xanadu Philodendron  
Fraser's Photinia  
Indian Hawthorn  
Sugar Bush  
Squaw Bush  
Evergreen Sumac  
Rose

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

Giant Bursage  
Triangle Leaf Bursage  
White Bursage  
Anderson's Honeysuckle /  
Flame Anisacanthus  
  
Desert Honeysuckle  
Golden Colmbine  
Pine leaf Milkweed  
Desert Milkweed  
Little John Bottlebrush  
Bush Morning Glory  
Natal plum  
Bat Faced Cuphea

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

Brittle Bush  
 Mormon Tea  
 Mormon Tea  
 California Buckwheat

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

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

### **Cacti/Succulents**

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

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

Opuntia (species)  
Stenocereus marginatus

Prickly Pear  
Mexican Organ Pipe

### **Groundcovers**

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

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

### **Vines**

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

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

Vigna Caracalla

Snail Vine

### **Perennial Wildflowers**

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

Desert Marigold  
Blue Grama  
Dyssodia  
Mexican Gold Poppy  
Scarlet Flax

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

### **Annuals**

Seasonal Varieties

### **Accents**

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

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

## APPENDIX C:

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### Calliandra Estates

#### SUBMITTAL GUIDELINES FOR LANDSCAPING, POOLS, ETC.

1. Completely fill out the Design Review Application form located in Appendix D of the Supplement.
2. Completely fill out the Landscape Submittal Worksheet form located in Appendix E of this Supplement.
3. Completely fill out the swimming pool/water feature guidelines located in Appendix G of this Supplement for any and all pool, spa, and water feature installations.
4. If applicable-completely fill out the Compliance Deposit form located in Appendix I of this Supplement.
5. Include an 8 ½" x 11" copy of the Town of Gilbert approved plot plan.
6. Include cut sheets of proposed lighting fixtures if applicable.
7. Check payable to the Calliandra Estates Community Association \$275 (\$200 if submittal is for pool only).
8. Submit items 1-6 above AND two (2) sets of your plans to the following address:

Calliandra Estates Community Association, INC.  
c/o Preferred Communities  
PO Box 5720  
Mesa AZ 85211  
Phone: 480-649-2017 Fax: 480-649-0902

Be sure to include;

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

## APPENDIX D: DESIGN REVIEW APPLICATION

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(Applications and Plans shall be sent to: Calliandra Estates  
Community Association  
C/O Preferred Communities  
PO Box 5720, Mesa AZ 85211  
Phone: 480-649-2017 arch@gothoa.com

Name \_\_\_\_\_

Building Address \_\_\_\_\_

Mailing Address \_\_\_\_\_

Phone \_\_\_\_\_

\_\_\_\_\_ Lot # \_\_\_\_\_  
Non-View Lot [  ] Full View Lot [  ] Partial View Lot [  ]  
**(Check One)**

Please provide a description of the request in detail; use additional pages as necessary. Please provide drawings, types of materials to be used, color(s), dimensions of improvement and location on lot. Two (2) sets of plans should be submitted. Plans must include a statement that the design is in compliance with the design guidelines.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Work to be performed by: \_\_\_\_\_ Phone: \_\_\_\_\_

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

Homeowner Signature Only \_\_\_\_\_ Date \_\_\_\_\_

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(This area to be completed by the reviewer)

The request as submitted above is:

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signature - Calliandra Estates Design Review Committee

\_\_\_\_\_  
Date

# APPENDIX E: LANDSCAPE SUBMITTAL WORKSHEET

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Applications and Plans shall be sent to: Calliandra Estates Community Association  
c/o Preferred Communities  
PO Box 5720, Mesa AZ 85211  
Phone: 480-649-2017 arch@gothoa.com

## LANDSCAPE SUBMITTAL WORKSHEET

Lot # \_\_\_\_\_

Date: \_\_\_\_\_

Homeowner: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Landscape Designer: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Contact: \_\_\_\_\_

Note: Check box for contact

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

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

X \_\_\_\_\_

<b>Plan Review Worksheet</b>		
<i>Approved</i>	<i>Design Plan Criteria</i>	<i>Enter Value and or Check Off</i>
	Front yard Landscape Area	
	1 Plant per 50 SQ. ft. (20% 5g or larger)	
	All accents @ 5gal or larger)	
	1 Tree per 1000 Sq. ft. (50% @ 24" box or larger)	
	Total number of plants provides =	
	Grading plans or notes	
	Hardscape upgrade/lighting	
	Rear landscape Area = Sod @ 25%	
	Total number of plants provided =	
	Rear yard turf area =	
	Landscapeable Area =	

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

# APPENDIX F: REQUEST FOR INSTALLATION APPROVAL

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**(Applications and Plans shall be sent to:  
Calliandra Estates Community Association  
C/O: Preferred Communities  
PO Box 5720, Mesa AZ 85211  
Phone: 480-649-2017 Fax: 480-649-0902**

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

Name \_\_\_\_\_

Address \_\_\_\_\_ Lot Number \_\_\_\_\_

The project was completed on \_\_\_\_\_ per the DDERC approved design dated \_\_\_\_\_

Inspection request 1<sup>st</sup> \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_ 3<sup>rd</sup> \_\_\_\_\_

Inspection was done on \_\_\_\_\_

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

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\_\_\_\_\_  
Signature- Calliandra Estates Design Review Committee

\_\_\_\_\_  
Date

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

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

**(Applications and Plans shall be sent to:  
Calliandra Estates Community Association  
C/O: Preferred Communities  
PO Box 5720, Mesa AZ 85211  
Phone: 602-437-4777 Fax: 602-437-4770**

NAME: \_\_\_\_\_

PHYSICAL ADDRESS: \_\_\_\_\_

\_\_\_ MAILING ADDRESS: \_\_\_\_\_

PHONE: \_\_\_\_\_ VILLAGE: \_\_\_\_\_ LOT: \_\_\_\_\_

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

Please check each box below to indicate compliance:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

\_\_\_\_\_  
Signature of Homeowner

\_\_\_\_\_  
Date

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

## APPENDIX I                      COMPLIANCE DEPOSIT

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Name of Owner: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Phone number of Owner: \_\_\_\_\_ (Day) \_\_\_\_\_ (Night)  
Amount of Compliance Deposit: \$ \_\_\_\_\_

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

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

Name of Owner's Licensed Contractor performing the Modification: \_\_\_\_\_  
\_\_\_\_\_ License number: \_\_\_\_\_  
Address and phone number of Contractor: \_\_\_\_\_  
\_\_\_\_\_