

# **LOS ALISOS HOMEOWNER'S ASSOCIATION**

**Architectural Design Guidelines Landscape  
Guidelines**

**&**

**Appendix A – Approved Plant List**

**Appendix B – Notice of Installation of Antenna  
or Satellite Dish**

**Adopted by the Design Review Committee: April 2017**

## Section 1 - Overview

### Community Organization

Every resident of Los Alisos is a member of the Los Alisos Homeowners Association (the "Association"), the entity responsible for the management of all common areas as well as administration of the affairs of the community. The Association is an Arizona nonprofit corporation, and its primary governing document is the Declaration of Covenants, Conditions, Restrictions, Reservations and Easement for Los Alisos (the "CC&R's"). The CC&R's set forth restrictions which govern the community, and by purchasing a home in the community you have agreed to abide by these restrictions.

The Board of Directors (the "Board") is charged with responsibility for overseeing the business of the Association and has a wide range of powers. The Design Review Committee (the "Committee") is established by the Board to review all improvements within Los Alisos, including new construction and modifications to existing properties. Pursuant to Section 11.2 of the CC&R's, the Committee has adopted Architectural Design Guidelines and standards to evaluate proposed construction activities. These Guidelines are an extension of the CC&R's and are to be used in harmony with them.

*Committee Mission Statement -- To provide the Los Alisos HOA Board a separate organized body to handle all architectural and landscape reviews and to provide the Homeowners of Los Alisos with fair, consistent, and timely processing of architectural and landscape requests so to further the aesthetics and value of the neighborhood.*

### Architectural Design Review Process

Pursuant to Section 4.1(a) of the CC&R's, any change, addition, or modification to a site or a building exterior of a residential property requires the prior written approval of the Committee. Residents with proposed changes should contact the Property Management, with whom the Association has contracted for full Association management to obtain the necessary architectural guidelines and submittal documentation.

**Simply stated, except as otherwise expressly provided, no improvements, alterations, excavation, grading, landscaping, or other work, which in any way alters a Lot, or the exterior appearance of improvements located thereon, shall be made or done without prior written approval of the Committee.** The responsibility of the Committee is to ensure the harmonious, high quality image of Los Alisos is implemented and maintained. Any owner requesting approval of the Committee shall follow the application procedures listed below. Submittals will be reviewed by the Committee and returned to the originator within Thirty (30) days of receipt by the Property Management. Pending approval from the Committee, no construction, installation, addition, alteration, repair, change, or other work shall be performed by any Homeowner, Contractor, or Builder. Once approved by the Committee and approval is received by the Homeowner, all work shall commence as soon as practicable and shall be pursued diligently so that it is completed within sixty (60) days. An additional period of time may be approved by the Committee at the time of issuance.

**NOTE: Homeowner's who fail to receive prior written approval by the Committee, when required, and who proceed with changes may be subject to enforcement action, including, but not limited to, being subject to a fine after notice and an opportunity to be heard.**

*The Committee strongly urges Homeowners not to purchase materials or obtain contracts pending the approval of their request in the event the request is denied or requires Committee modification.*

## **Application Procedure – Landscape and Architectural Design**

The Homeowner shall submit a copy of the current Architectural Request Form which may be obtained from the Association's Property Management. Forms are available in both Microsoft Word and Adobe Acrobat PDF format to allow email, FAX, or mail submittal. All submittal forms shall include the following as applicable:

- Submittal form completed and signed.
- Floor plans for each proposed building improvement.
- Elevation Plan showing the finished appearance of the improvement or landscape item(s) in relation to the existing dwelling and property lines.
- Exterior paint color samples.
- Sample roof tiles with list of manufacturer, style, model number and/or color.
- Plot plans for proposed location and dimensions of structures or equipment such as ramadas, gazebos, patio covers, barbeques, fireplaces, play equipment, or any other item or structure allowed by this document.
- Pictures or manufacturer literature defining any materials or items to be considered.
- Landscape plans with plant locations and plant list.
- Name(s) of contractors used and license number

Submit the application and plans to the address or email included in the form.

It is the Homeowner's responsibility to ensure that any proposed construction is coordinated with, and where applicable, approved by all local, county, state, and federal government agencies. The Committee, the Property Management, and the Association assume no responsibility for obtaining these reviews and approvals.

## **Variations**

Pursuant to Section 11.3 of the CC&R's, the Committee has the authority to grant a variance from the requirements of these Guidelines (but not the requirements of the CC&R's). In the event a variance is requested, the following items must be submitted to the Property Management for Committee review and approval:

- A typed letter referencing the address of the home involved, the name of the subdivision, a request that a variance be granted, a description of the variance(s) requested, and the reason for needing the variance(s).
- Any plans, photographs or other visual aids which will help to explain the variance(s) request should be included
- If a landscape variance is requested, a landscape plan should be prepared and submitted which shows the footprint of the house and indicates plant varieties and locations.

The Committee will respond in writing to a request for variance(s) within Thirty (30) calendar days of receipt.

## **Disclaimer for Liability**

The Committee and the Association shall have no liability in connection with or related to approved or disapproved plans, specifications, or improvements. The approval of plans does not mean that judgment is passed on the safety, structural soundness of the improvement, nor its effect upon existing or future drainage. For more information, please see Section 11.5 of the CC&R's.

## **Waiver**

Pursuant to Section 11.6 of the CC&R's, the approval by the Committee of any plans, drawings or specifications for any work done or proposed, or for any other matter requiring the approval of the Committee, shall not be deemed to constitute a waiver of any right to withhold approval of a similar plan, drawing, specification or matter subsequently submitted for approval

## Section 2 – Architectural Design Guidelines

### A. General Principles

The purpose of the Committee is to ensure consistent application of these Guidelines. The Architectural Design Guidelines promote those qualities in Los Alisos that enhance the attractiveness and functional unity of the community. Those qualities include a harmonious relationship among structures, vegetation, topography, and overall design of the community.

### B. Architectural Design Compatibility

The proposed construction must be compatible with the Architectural Design characteristics of the property itself, adjoining properties, and the neighboring setting. Compatibility is defined as harmony in style, scale, material, color, and construction details. In general, any exterior addition or alteration to an existing residence shall be compatible with the southwestern character of the original structure and must be consistent with existing Los Alisos architecture.

### C. Building Heights and Scale

Building heights for dwellings shall be one (1) story structures with a maximum height of twenty (24) feet above the finished floor. Additions to homes must be approved by the Committee and shall be consistent in scale with existing architecture as to appear to be original to the home.

### D. Building Repairs

Pursuant to Section 4.1(h) of the CC&R's, no building or structure shall be permitted to fall into a state of disrepair. The owner of every home or structure is responsible at all times for keeping the buildings in good condition and adequately painted or otherwise finished. In the event any building or structure is damaged or destroyed, the owner is responsible for immediate repair or reconstruction or for demolishing the damaged building or structure. Roofs must also be kept in good repair at all times.

### E. Workmanship

The quality of workmanship evidenced in construction must be equal to, or better than, that of surrounding properties. In addition to being visually objectionable, poor construction practices can cause functional problems and create safety hazards. The Association and the Committee assume no responsibility for the safety or livability of the new construction by virtue of design and workmanship.

### F. Antennas

See Satellite Dishes.

### G. Awnings

Awnings and shade screens, with exception of sunscreens (see Windows) are prohibited in the front and side yards. The Committee must approve all back yard awnings. Awnings shall be canvas or similar material, of solid color on both sides, desert tan in color or otherwise consistent with the color of the body of the exterior of the home or roof, and should only be installed on rear of the home. All awning submittals must include a drawing with the location of the proposed awning installation, information on the color and design of the proposed awning, and a sample of the material to be used. Owner is responsible for maintaining and repairing all awnings. The Association retains all rights in determining when an awning must be repaired and/or replaced due to fading, tearing, ripping, or any other degradation.

### H. Basketball Goals

Front yard basketball goals and all backyard goals visible over the perimeter fence must receive the prior written approval of the Committee. Furthermore, they must adhere to the following guidelines:

- Shall not be attached directly to any residence, garage, or roof.
- Pole and/or mounting fixtures shall be painted to be consistent with the exterior house color.
- Backboard is primarily white, tan, grey, black, or clear (no bright colors).
- All equipment must be constantly maintained. Broken backboards, disfigured or bent rims, ripped or torn nets, chipped and/ or peeling paint, etc. are not acceptable.
- Only nylon or similar cord nets are acceptable. Metal or chains are expressly prohibited.
- Goals shall be of the portable variety or shall be removable from a metal sleeve.
- Front yard goals shall be adjacent to driveway only.
- Additional lighting for night use of equipment is prohibited.
- Back yard goals may be integral part of pool if not visible over solid perimeter walls, shall not exceed height of view fencing, and shall not exceed five (5) feet above adjacent pool deck.
- A small concrete pad may be poured next to driveway to accommodate any approved portable or removable basketball

goal and shall be no bigger than necessary to accommodate the goal's base.

## **I. Casitas**

All casitas must be approved by the Committee and must be constructed using the original builder specifications.

## **J. Clotheslines**

Pursuant to Section 4.1(u) of the CC&R's, clotheslines or other outside facilities for drying clothes are not permitted.

## **K. Driveways & Walkways**

Widening of driveways is not permitted. Driveways and public sidewalks must maintain original concrete color and may not be painted or stained. Driveways, sidewalks, and walkways shall be kept clean and free of debris, rust, oil, and other stains at all times. No basketball court, hopscotch, or other such markings shall be permitted to be painted on driveways. Staining of front patio and front walkways is subject to approval by the Committee and shall be professional and blend with existing landscape.

## **L. Elevations**

No two (2) front elevations that are identical are permitted to be adjacent to one another. This will ensure visual relief and varying aesthetic streetscapes throughout the project. Modifications to an elevation shall be prohibited if it conflicts with this requirement. The Committee must approve all modifications.

## **M. Exterior Building Material**

Finished building materials must be applied to all exterior sides of buildings and structures (final paint or stucco finish). Acceptable materials include stucco masonry and stone consistent with existing Los Alisos architecture and finish material and texture. Acceptable stone veneers are:

Caramel Drystack LedgeStone (CSV 2007) Mist Drystack  
LedgeStone (CSV 2008)

## **N. Fences & Hedges**

All walls and fences must comply with Section 4.1(x) of the CC&R's. Similarly, all hedges must comply with Section 4.1(c) of the CC&R's. (See also View Fencing or Walls) Wood slats are permitted only as part of a metal frame gate (see Gates) within an approved wall or fence. Hedges on property lines shall not exceed six (6) feet in height. All exterior fences shall remain clear of all vegetation to allow maintenance to be performed as needed. The homeowner is responsible for ensuring that all vegetation (trees, vines, shrubs, etc.) are trimmed and no other obstructions (i.e. rabbit-fencing) prevent access to any exterior portion of the fence or wall.

## **O. Flags & Flagpoles**

Every Owner shall be permitted to install a flagpole on their lot subject to the following reasonable restrictions:

- The flagpole must not exceed the height of the rooftop of the home.
- Only the following flags may be displayed, and such flags must be displayed in a manner consistent with the Federal Flag Code (P.L. 94-344): the United States flag, the Arizona state flag, the flag of the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, the POW/MIA flag, an Arizona Indian Nations flag, or the Gadsden flag.
- The Owner must comply with basic flag etiquette of the Federal Flag Code, including, but not limited to: flag should be lighted or removed at night; flag should be removed during inclement weather; flag should be removed and replaced when it becomes, frayed, damaged or tattered.
- No more than two (2) of the flags noted above may be displayed at any one time. The size of the flag on a flagpole shall be of a reasonable size as determined by the Committee (generally may not exceed 3' x 5' and 2' x 3' is recommended).
- Owners installing flagpoles must take reasonable efforts to mitigate the noise created by the flagpole and all related hardware.
- Illumination of the flag and/or flagpole must be approved in advance by the Committee.
- If the flagpole, or its installation, cause damage to any other Lot or the Common Area, the Owner of the flagpole shall be responsible for all damage caused.
- Prior to installation of a flagpole on any lot, the Owner must submit an application to the Committee requesting approval for installation of the flagpole. The Committee will consider the height of the flagpole, the requested location of the flagpole, the efforts of the owner to mitigate noise created by installation of the flagpole and related hardware, and the request, if any, to illuminate the flag and flagpole. The Committee shall not unreasonably deny a request to install a flagpole, but retains the right to approve the flagpole subject to the above height, location, noise and/or light restrictions.
- Display of the flags listed above shall also be permitted on a bracket mounted on the dwelling.

## **P. Garages**

All homes must have and retain an enclosed garage integrated with the house. Garage doors shall be sectional and windows are

encouraged. Replacement garage doors that differ from the original must be approved by the Committee. Open carports are not permitted. Garage doors should remain closed except when in use.

#### **Q. Gates**

Rear yard access gates that are part of an approved wall or fence must have a metal frame and must have wood slats. Gates opening onto common areas are prohibited. All gates must be natural or sealed wood or stained with a brownish toned wood stain. Modification or staining of a gate requires Committee approval.

#### **R. Gutters & Drain Spouts**

Gutters and Drain Spouts may be installed on a house only with the prior approval of the Committee, and only if the gutter or drain spout is painted or otherwise finished to be consistent with the color of the house. Any application to the Committee for approval of installation of gutters or drain spouts must include the proposed locations of the installation and the quality of the materials used in the manufacture of the gutters or drain spouts proposed to be installed. Runoff shall be directed onto the homeowner's property and shall not be directly routed to NAOS or adjacent properties.

#### **S. HVAC**

Pursuant to Section 4.1(j) of the CC&R's, units may not be installed on any roof or so as to be Visible From Neighboring Property. Generally, units must be ground-mounted, located within the perimeter of the side or rear yard fence, and screened or concealed from view or installed in the attic.

#### **T. Outdoor Fireplaces**

Installation, location, and construction of outdoor fireplaces requires advance approval by the Committee. Effective March 23, 2005, outdoor fireplace chimney termination shall be at least two (2) feet above any part of a building within ten (10) feet of the termination. Free-standing outdoor fireplaces may not exceed eight (8) feet height and shall be no closer than ten (10) feet to any building. Outdoor fireplaces must adhere to City of Scottsdale guidelines.

#### **U. Outdoor Heaters**

Outdoor gas patio heaters must be a minimum of three (3) feet from perimeter fence.

#### **V. Outdoor Lighting**

Any outdoor lighting installed on a Lot or dwelling, subsequent to initial lighting installed by the Builder, must receive advance written approval by the Committee. The use of outside lighting shall adhere to the following:

- Any exterior lighting, fixtures, hardware, supports, poles (of any sort), wiring, etc., must NOT be attached to the rear wall/wrought iron portion or perforate the wrought iron surface of the lot, under any circumstances. Any alteration or damage to the wrought iron that is determined to be caused by homeowner actions or failure to properly prevent damage caused by added lighting or its accompanying hardware may be assessed to the homeowner's account pursuant to Section 10.2 of the CC&R's.
- Exterior lights shall be ground mounted only, other than patio and security lighting. No lights shall be attached to the rear wall/view fencing.
- Alternative lighting design configurations will be considered by the Design Review Committee based upon lot location, light configuration and position as well as impact on neighboring lots.
- Exterior lighting must be soft and indirect and shall not be directed towards streets, common areas, or neighboring property.
- No colored light bulbs, lenses, or reflections are permitted.
- Low wattage spotlights (not flood) are encouraged.
- All lights shall be screened with walls, plant materials, or other shielding.
- Malibu type lights and other low voltage lighting is acceptable.
- Lighting must comply with any applicable municipal ordinances. It is the homeowner's responsibility to verify that this is the case.
- Holiday lights (See Seasonal & Holiday Lighting/Decorations).

## W. Paint & Paint Colors

Painting of new additions and repainting of existing home exterior, walls, etc, must be approved by the Committee prior to the beginning of work, regardless of whether a change in original paint color is being made. Failure to use approved colors will result in homeowner repainting at the homeowner's expense.

- All homes and additions, body and trim, must be painted or repainted only with the following manufacturer colors approved by the Committee.
- Homes should be repainted in their original color (i.e., the original, approved color(s)—not just matching the current color(s) of the home, which likely are faded from the original color(s)), but the color may be changed to one of the other approved colors as long as no two (2) adjacent homes are of the same color. Homeowner must obtain approval of any repainting and the submittal for paint approval should specify if the original color(s) are being used (and identifying what those are) or if a change from the original is being requested.
- No other colors are permitted anywhere on a home, fence, landscape wall, casita, or addition.
- The Committee can assist the homeowner in determining the existing color of a home or in selecting an alternate color from the approved palette. Approved palette is shown below.
- **IMPORTANT UPDATE as of JAN 2013:** The original schemes 2a, 3a, and 4a are no longer official Dunn-Edwards colors and should be used only when touching up existing paint. You can have the color made using the Part Number shown but you will not find it on any Dunn-Edwards color swatch. These colors have been replaced by 2b, 3b, and 4b which are very close to original colors but can be viewed on the Dunn-Edwards website or in the stores on their color swatches. So for example, if your home was originally Crock Full (2a) you can repaint it using the new Baked Potato (2b). Also, the Board has approved 2 new additional colors Tuscan Mosaic (5) and Bison Beige (6) to provide some additional variety.

Scheme	Door Color	Body Color	Trim/Pop-Out Color	Manufacturer	Part Number
1	Oak Stain	Hickory	½ Formula Hickory	Dunn-Edwards	DEC759
2a	Oak Stain	Crock Full	½ Formula Crock Full	Dunn-Edwards	DE1053
2b replaces 2a	Oak Stain	Baked Potato	½ Formula Baked Potato	Dunn-Edwards	DEC717
3a	Oak Stain	Thistles	½ Formula Thistles	Dunn-Edwards	DE1054
3b replaces 3a	Oak Stain	Cobblestone Path	½ Formula Cobblestone Path	Dunn-Edwards	DE6068
4a	Oak Stain	Grand Mariner	½ Formula Grand Mariner	Dunn-Edwards	Q1-39D
4b replaces 4a	Oak Stain	Wood Lake	½ Formula Wood Lake	Dunn-Edwards	DE6075
5	Oak Stain	Tuscan Mosaic	½ Formula Tuscan Mosaic	Dunn-Edwards	DE6208
6	Oak Stain	Bison Beige	½ Formula Bison Beige	Dunn-Edwards	DEC750

*NOTE: Due to the fading over time, color matching an existing paint chip most likely will result in an incorrect color selection. The Committee recommends the Homeowner obtain the specific manufacturer's color above.*

## **X. Process for Homes Identified for Repainting**

If your home has been identified as in need of repainting, the Association will pursue the following course of action:

- The Association will send you a violation letter indicating that your home (or a portion thereof) is in need of repainting under Section 4.1.h of the Declaration. Enclosed with the letter will be an Architectural Request Form (the “ARC Form”).
- You will have sixty (60) days from the date of the violation letter to return the ARC Form to the Association. The ARC Form is a pre-requisite to painting your home. If you intend to change the color(s) of your home, then you must identify your intended colors for consideration by the Association. If you wish to repaint your home the original, approved color(s) (not just matching the current color(s) of the home, which likely are faded from the original color(s)), then you still must submit the ARC Form to confirm with the Association that you are repainting the original color(s) and identifying what those are. That way, the Association can confirm the original, approved colors are being used.
- If your entire home has been identified as in need of repainting, the Association will provide you with (9) months from the date of the violation letter to complete the repainting. The Association may provide a shorter time frame for compliance if only a portion of your home has been identified as in need of repainting (e.g., fascia, trim, pop- outs, etc.).
- The Association will send you a reminder notice every three (3) months regarding your upcoming deadline to repaint your home.
- If you fail to repaint your home within (9) months from the date of the violation letter (or a shorter time frame if applicable), the Association may pursue its enforcement remedies under the Declaration and/or as allowed by Arizona law. Such remedies include, but are not limited to, imposing monetary penalties against you for non-compliance.

For more information, please consult the “Los Alisos Painting Policy.” Please contact Vision Community Management to help you with compliance.

## **Y. Patio Covers**

Overhead screens, shade covers, patio roofs and other similar structures shall be integrated into the design of the home and constructed of materials and colored to be consistent with or complement the structure and shall require approval by the Committee. All visible roofing material must be concrete tile matching the existing dwelling. All patio covers shall be subject to prior approval by the Committee, subject to the following guidelines (effective January 15, 2014):

- Maximum square footage (under roof area) is five-hundred (500) square feet.
- Maximum roof height is eleven (11) feet at the highest point.
- The structure shall not extend to a distance in excess of 40% of the distance from the existing home to the back wall or fence as measured from the outer-most wall of the house.
- The structure shall not extend beyond the existing side walls of the house.
- Any roof tile must also match the tile on the home.
- Lighting of the structure must be approved by the Committee prior to installation.
- Must adhere to all City of Scottsdale codes.



## **Z. Play Structures**

Play structures and other equipment may be erected within the perimeter of the rear/side yards only subject to prior review and approval by the Committee if visible over the perimeter fence, subject to the following guidelines (effective July 18, 2017):

- Structures must be set back a minimum of five (5) feet from any perimeter fence.
- Wood or synthetic wood-like materials must be used for the majority of the structure and must be painted, stained, or be colored to be consistent with or blend with the existing house color or surrounding desert.
- Homeowner may be permitted to install backyard metal play equipment (swing sets, monkey bars, slides, etc.), but only if first approved by the Design Review Committee (DRC). The following minimum guidelines must be met in order for the DRC to consider a metal play equipment application:
- The equipment must be made of the best materials utilizing strong commercial grade/gauge galvanized steel (not aluminum), minimum 10 gauge or better, and oversize hardware (bolts, screws, washers, etc.) must be utilized. Legs and framing are to be made up of a minimum of 2 3/8" galvanized steel (tubing) along with ductile iron swing hangers with clevis for secure chain attachment.
- The equipment must be custom painted with powder coat or equivalent process. Paint colors must be consistent with the exterior color of the homeowner's house. Alternate colors (yellows, greens, etc.) for accessories such as slides and swings will be considered but must meet the approval of the DRC.
- Approval of any metal play equipment remains within the sole and absolute discretion of the DRC.
- Any shade canopy must be solid desert tans.
- No structure shall be permitted to exceed twelve (12) feet above original grade of property, including any shade canopy.
- Maximum height of any deck or platform is to be five (5) feet above ground.
- Requests must include a detailed drawing or photograph, list of materials and specifications, and a dimensional backyard layout. Manufacturer website references are appreciated.
- The Committee will take appearance, height, material, and proximity to neighboring properties into consideration.
- Trampoline safety equipment (netting and support) shall not be visible above perimeter fence.

## **AA. Pools & Spas**

- Above ground pools are not permissible. Exceptions would be for small temporary plastic or inflatable pools as the types utilized by small children.
- Above ground spas are acceptable and shall be setback a minimum of two (2) feet from any perimeter fence.
- In-ground pools and spas do not require approval of the Committee since they require City of Scottsdale permits.
- Perimeter walls on Lots bordering common areas and shared Homeowner Association walls may not be torn down to allow access to rear yards. Access must be gained by removing a portion of the front wall on the side of the home. Repairs to the wall must be made in a timely fashion and include repairing the wall to match the texture and color of the remaining wall.
- All pool and spa equipment must be screened from view of neighboring property. Any pool equipment visible above the fence line (such as slides, etc.) must be approved in advance by the Committee.
- Backwash water must be contained on the lot and is not permitted to be emptied in the streets or common areas.

## **BB. Pool Fencing**

As noted above, all walls and fencing must comply with Section 4.1(x) of the CC&R's. The color of removable or temporary pool fencing generally should be consistent with or blend with existing home color.

## **CC. Ramadas, Gazebos, & Pergolas**

Ramadas, gazebos, pergolas, or any other similar permanent structure may be erected in rear/side yards only subject to prior approval by the Committee, subject to the following guidelines (effective March 23, 2005):

- Maximum square footage (under roof area) is three-hundred-twenty (320) square feet.
- Maximum roof height is ten (10) feet at the highest point.
- The structure must be set back a minimum of two (2) feet from any perimeter fence in rear yards and seven (7) feet inside yards as measured from a vertical plane intersecting the furthest point of the structure.
- The structure must be set back a minimum of seven (7) feet from any dwelling as measured from a vertical plane intersecting the furthest point of the structure.
- The structure must be painted or stained with an approved wood stain or be consistent with the house color and be maintained in good condition.
- Any roof tile must also match the tile on the home.
- Lighting of the structure must be approved by the Committee prior to installation.
- Must adhere to all City of Scottsdale codes.

## **DD. Screen Doors**

All screen and/or security doors must be submitted for approval (with brochure) and shall be painted to be consistent with the exterior body color or trim color of the home, or the color of the exterior door. Silver-colored aluminum screen doors are prohibited.

## **EE. Front Entry Doors**

All front entry door replacements must be submitted for approval and include door specifications with submittal. The homeowner will be allowed to deviate from their original door design as long as the replacement door is constructed with quality materials, such as: oak wood, fiberglass, wrought iron, with glass components, etc. Door color shall either be oak stain or an earth tone color that is acceptable to the design review committee.

## **FF. Window Coverings Criteria**

Pursuant to Section 4.1(v) of the CC&R's, permanent draperies or suitable window treatments shall be installed on all front-facing windows within sixty (60) days of occupancy. All windows visible from the street must have customary window treatments that blend with the colors of the home. Exceptions are front door glass, front door transoms, or elevated accent or shower windows. No window coverings shall be newspaper, sheets or reflective materials, including but not limited to, aluminum foil, reflective screens or glass, mirrors or similar type material, shall not be installed or placed upon the outside or inside of any windows. Bright colors are not permitted. No aluminum material or other reflective material(s) may be installed in any window. Bronze, beige, or charcoal sunscreen material may be installed upon receiving the prior written approval of the Committee. The frame or window/sun screens must be consistent with the screen material or the existing window frames.

## **GG. Seasonal & Holiday Lighting/Decorations**

Holiday decorations and lights shall be of reasonable design and magnitude so as not to disrupt neighboring residences and property, and shall not be installed or utilized prior to 30 days before a holiday and shall be removed no later than 15 days following that same holiday. Decorations must be maintained in good repair and not be allowed to encroach on neighboring properties. No amplified music or amplified sound devices are allowed. Furthermore, installation shall not take place prior to 7:00 a.m. or after 11:00 p.m. Additionally, blinking lights and music within displays shall not be left on after 10:00 p.m. each evening.

## **HH. Storage Sheds**

Storage sheds require prior approval of the Committee and are subject to the following guidelines:

- Storage sheds must be setback a minimum of two (2) feet from any perimeter fence as measured from a vertical plane intersecting the furthest point of the structure.
- Sheds may not be visible above the top of any perimeter fence.
- Quality materials and construction shall be required (kits or modular construction only, no "handmade" construction allowed without prior design approval).
- Shed appearance must be consistent with the exterior of the residence including siding, color, and roofing materials.

## **II. View Fencing**

Maintenance of the metal portion of any fence dividing a lot from the common area will be performed by the Association pursuant to Section 4.1(w)(vi) of the CC&R's. Due to damage caused by excessive weight, moisture, and wind-loading, no vegetation of any kind shall be allowed to be attached, growing on, or excessively pushing on or against any metal view-fencing. Wire rabbit-fencing is allowed to be attached if done so on the inside of the fence so that the exterior may be maintained. Any damage to exterior walls or metal view-fencing that is determined to be caused by homeowner actions or failure to properly prevent damage caused by vegetation may be assessed to the homeowner's account pursuant to Section 10.2 of the CC&R's.

## **JJ. Walls**

- All walls must comply with Section 4.1(x) of the CC&R's.
- Rear yard block fencing is required on all lots (unless containing view-fencing) and shall be approximately 6' in height as measured from adjacent ground level on the higher side, unless otherwise approved by the Committee.
- Plans for all new walls or to alter or raise the height of a rear, front, or side (party) wall must be submitted to the Committee for approval and before construction.
- Modifications to party walls shared with adjoining properties must comply with Section 4.1(w) of the CC&R's. or the street shall be stuccoed and painted so as to be consistent throughout the subdivision. Please note that any such walls actually on the boundary between a lot and the common area would be the Association's responsibility to maintain pursuant to Section 4.1(w)(vi).
- All fencing between dwelling units, not facing or adjacent to public right-of-way or open space can be unfinished block, but must be painted the color of the house.
- Copies of City Approvals must be on file with Property Management prior to commencement of construction.
- Garden walls may be a maximum height of 48" and must match the architectural finish, texture, and style of the home. Gates shall not be permitted without approval of the Committee.
- Common walls will not be permitted to be altered or removed to aid in the construction of a pool or construction or placement of any structure on a lot.

## **KK. Roofing Material**

Roof covering materials shall be concrete tile. No composite shingle roofing or shake will be allowed. Replacement tiles or tiles on additions must be consistent in manufacture and color of existing tiles.

## **LL. Satellite Dishes**

Pursuant to Section 4.1(s) of the CC&R's, no antenna which is Visible From Neighboring Property may be installed without prior approval from the Committee. Notwithstanding the foregoing, antennas and satellite dishes governed by the Federal Communications Commission ("FCC") rules (e.g., any satellite dish which is up to one meter in diameter or diagonal measurement, or any antenna on any mast which extends up to twelve (12') in height above the roofline) may be placed, installed, constructed or kept on any lot without the prior approval of the Committee. However, antennas and satellite dishes governed by the FCC rules must still comply with the following regulations:

- No antenna or satellite dish may encroach upon the Common Area or the property of another homeowner.
- The antenna or satellite dish must be shielded from view so as not to be Visible From Neighboring Property to the maximum extent possible (e.g., preferably a location in the rear or rear-side yard) as long as an acceptable signal quality may be received.
- Antennas, satellite dishes, masts and any visible wiring must be painted to match the color of the structure to which they are installed, provided the painting does not interfere with acceptable quality signal and does not void the manufacturer's warranty.
- The antenna or satellite dish must comply with all applicable city, county and state laws, regulations and codes.
- In order to protect against personal injury and property damage, an antenna or satellite dish may not be placed in a location where it may come into contact with a power line and the antenna must be properly grounded and secured.
- Antennas or satellite dishes may not block or obstruct any driver's view of an intersection or street.
- If an antenna is attached to a mast, the mast height shall be no higher than absolutely necessary to receive acceptable signal quality. In order to protect against personal injury or property damage, masts installed upon a roof may not be installed nearer to the Lot line than the total height of the mast and antenna or in a manner such that it would touch a power line if it fell.
- The homeowner is responsible for all damage caused by or connected with the antenna or satellite dish. The homeowner must hold the Association harmless and indemnify the Association in the event that someone is injured by the antenna or satellite dish. The homeowner shall keep the antenna or satellite dish in good repair so that it does not violate any provision of the CC&R's or other governing documents.
- A homeowner must complete the notification form attached to these guidelines as Appendix B and submit a copy of the completed form to the Association within five business days after installing an antenna allowed pursuant to these rules. If requested by the Association, the owner must establish a mutually convenient time to meet with a representative of the Association to review and discuss the antenna.
- In the event of a violation of these provisions, the Association may bring an action for declaratory relief with the FCC or the Maricopa County Superior Court after notice and an opportunity to be heard. To the extent permitted by the FCC or Court, the Association shall be entitled to levy fines of \$50 per violation and additional fines of \$10 per day if the relevant portion of these provisions is validated and the violation is not corrected within twenty-one days after the validation.
- If an antenna poses a serious, immediate safety hazard, the Association may seek injunctive relief to compel the removal of the antenna. To the extent permitted by applicable law, the FCC rules, and the Association's governing documents, the Association shall be entitled to recover its reasonable attorney's fees, costs and expenses incurred in the enforcement of these provisions.

- If any of these provisions is ruled invalid, the remainder of these provisions shall remain in full force and effect. If the FCC modifies its rules, the modified rules shall be incorporated into these provisions as if fully set forth herein.

## **MM. Roofing Mounted Equipment & Solar Panels**

Pursuant to Section 4.1(j) of the CC&Rs, roof mounted mechanical equipment generally is prohibited. However, the Association recognizes the homeowners' right to install and use solar energy devices under Arizona law, and hereby adopts these Guidelines in order to regulate the placement of solar energy devices. This provision applies only to the types of solar energy devices listed in ARS § 44-1761; other devices must comply with the provisions of Section 4.1(j) of the CC&Rs. If the solar energy device is one of the devices listed in ARS § 44-1761, the placement of the solar energy device must be approved in advance by the Committee. Such solar energy device must comply with the following Guidelines, to the extent that they do not impair the functioning of the device, or adversely affect the cost or efficiency of the device:

- No solar energy device may encroach upon the Common Area or the property of another homeowner.
- A solar energy device must be placed in the back yard or on a portion of the roof facing away from the street so as not to be Visible From Neighboring Property to the maximum extent possible.
- All solar panels should be mounted as close to the roof as possible, should be parallel to roof pitch, and may not contain any reflective or brightly colored surfaces.
- A permit from the City of Scottsdale must accompany the submission for a solar energy device to help ensure that all state, city, and county laws, regulations, ordinances, and codes are complied with.
- The location and color of the panels, plumbing, and mounting hardware should be consistent with immediate roof and/or house/trim color to the maximum extent possible and must be approved by the Committee.
- In order to protect against personal injury and property damage, the solar energy device may not be placed in a location where it may come into contact with a power line and it must be properly grounded and secured.
- Solar energy devices may not block or obstruct any driver's view of an intersection or street.
- Installing homeowner should consider and discuss potential glare issues onto adjacent properties with solar installer prior to installation to avoid nuisances after the solar panels become active. The Committee does not review solar panel submissions for potential glare, due to the numerous potential factors involved and information that is not readily available to the Committee for such review. Any subsequent-to-installation glare or nuisance related to adjacent properties will need to be resolved by the installing homeowner and the adjacent property owner, not by the Association.

The homeowner is responsible for all costs associated with the installation and maintenance of the solar energy device and for all damage caused by or connected with the solar energy device. The homeowner must hold the Association harmless and indemnify the Association in the event that someone is injured by the solar energy device. The homeowner shall keep the solar energy device in good repair so that it does not violate any provision of the CC&R's or other Association governing documents. Any applicable architectural review fee shall be waived for applications for Committee review of solar energy devices.

Notwithstanding anything contained in these provisions, the CC&R's, or any other provision of the Association's governing documents, these provisions shall not be enforced in a way that (1) prevents the installation of a solar energy device; (2) impairs the functioning a solar energy device; (3) restricts the use of a solar energy device; or (4) adversely affects the cost or efficiency a solar energy device. If any provision of these Guidelines on solar energy devices is ruled invalid, the remainder of these Guidelines shall remain in full force and effect. If the Legislature of the State of Arizona modifies ARS § 33-1816 or § 44-1761, the modified laws shall be incorporated into these guidelines as if fully set forth herein.

## Section 3 - Landscape Guidelines

To avoid costly removal of unapproved plants or other issues, you MUST submit for approval for all new landscaping, hardscape, or permanent vegetation. Exceptions would be adding to existing gravel; replacing existing approved landscape lighting when damaged; replacement of a dead plant with the same plant (except for trees – reference section (o) below) EXCEPT for Bougainvillea which may NOT be replaced.

### A. Fine Grading and Mounding

Pursuant to Section 3.8 of the CC&R's, homeowners are not permitted to make or remove improvements to their lot that improperly impede or impair drainage. Fine grading is a critical aspect of landscaping. Each lot shall be graded such that all storm water will drain away from the home. It is extremely important that this drainage pattern is maintained when preparing the landscape design, especially if mounding or berming is proposed. Because of the difficulty and importance of maintaining the individual lot drainage pattern and creating natural appearing mounding, it is recommended that a Registered Landscape Architect or design professional be consulted. Please note that the Committee does not review submissions for engineering or other technical compliance, whether with respect to drainage or other matters.

### B. Hardscape

Any Hardscape items proposed for front yard installation must be approved by the Committee. Materials included in Hardscape are concrete, brick, tile, and wood, etc. Examples of Hardscape items are permanent planters, walkways, retaining walls, decorative walls, fountains, and archways, etc.

### C. Header Material

Headers may be used to contain and separate rock ground cover common areas. Brick, concrete and 1/4" pressure treated redwood is permitted. Headers may not exceed 12" in width and shall be flush where they abut other paved areas. Railroad ties, plastic, aluminum, or redwood header smaller than 1/8" x 4" are prohibited.

### D. Irrigation Systems

All landscaped areas should be equipped with an underground irrigation system. A low-pressure drip irrigation system is encouraged for all shrubs and ground cover areas. Daytime watering of shrubs and turf areas should be avoided.

### E. Landscape Requirements

In order to develop landscaping consistency throughout the neighborhood, a combination of at least two of the following are required in each front yard: a six (6) foot (minimum) Saguaro and/or 24" box tree.

Additionally, at least six (6) 5 gallon plants are also required in each front yard. In addition, no more than 40% of the landscaped area in the front yards shall be groundcover. These will be selected from the approved plant list. Plants listed as "for rear yards only" should not be used in front yards. Covered open porches, courtyards, low walls, fountains or other features, may be used to supplement and create imaginative landscape designs subject to approval of the Committee. Non-conforming landscaping is subject to removal or conformance if not otherwise approved by the Committee.

No home site shall be permitted to go without landscaping in the front yard and other portions of the lot that are Visible From Neighboring Property for more than ninety (90) days pursuant to Section 4.1(c) of the CC&R's. It is recommended that backyard landscaping be installed at this time too, since construction access to the backyard is often through the front yard.

### F. Lighting

See Section 2 – Outdoor Lighting

### G. Maintenance

All landscaping shall be maintained in a neat and attractive condition consistent with the original landscaping plans. Minimum maintenance requirements include watering, mowing, edging, pruning, removal and replacement of dead or dying plants, removal of weeds and noxious grasses, and removal of trash.

## **H. NAOS (Natural Area Open Space)**

No homeowner shall be permitted to plant, prune, remove, or place any items in the NAOS areas. The City of Scottsdale requires that NAOS be left natural, and it tightly regulates the circumstances under which any changes can be made.

Any plants or materials placed by homeowners in the NAOS may be removed without notice, and the homeowner may be charged the cost of such removal. If NOAS conditions exist that a homeowner believes may pose a health or safety hazard, the homeowner should contact the Property Management. If the Property Management and the Board agree, the Board may consult with the City of Scottsdale and have the situation taken care of by the HOA's landscaping contractor.

## **I. Plant List (Approved)**

See Appendix A at the rear of this document for the list of approved plants.

## **J. Plant List (Prohibited)**

The following plants are prohibited on any Lot:

- Any species of tree or shrub with a mature height above 25 feet tall
- All Pines, Cypress, Cedar or Juniper
- All Palm Trees (except rear yard only and whose mature size does not exceed perimeter fence)
- All Fruit Trees (except miniature varieties whose mature size does not exceed perimeter fence)
- Olive Trees
- Mexican Palo Verde
- Oleanders
- Fountain Grass
- Common Bermuda Grass
- Desert Broom
- Bougainvillea
- Any dead plants of these types may NOT be replaced with a new plant of that type. Instead, any replacement must be with an approved plant. Please note that all plants must comply with Section 4.1(y) of the CC&Rs and must be submitted in writing to the Design Review Committee and must be approved prior to installation.
- Any plants or trees noted in this section that are existing in back yards and were planted without prior approval from the Design Review Committee are considered non-compliant. Without exception, should damage be caused to adjacent/shared walls, perimeter walls or structures, by a non-compliant tree, palm or plant, die owner of the lot containing the prohibited tree, palm or plant will bear full financial responsibility for the necessary repairs to return any wall or other structure to its original condition. Any new installation of the species noted on die above list from June 1, 2016 forward will be subject to required removal of prohibited tree, palm or plant, immediately. In addition, the homeowner shall immediately comply with a written request from the Design Review Committee or Board of Directors for removal of a prohibited species. Lack of action on the part of an owner may result in the DRC or Board pursuing the removal of the non-compliant tree, palm or plant by a third party, with the expense being the full financial responsibility of the lot owner.

## **K. Potted Plants**

Plants not on the Approved Plant List such as ornamental flowers, cactus arrangements, etc. are permitted if potted in moveable ceramic, ceramic-like, concrete, concrete-like, or similar pots or saucers that are of natural tones and colors.

## **L. Rock and Ground Cover**

Rock ground cover may be decomposed granite or other natural rock material approved by the Committee. All bare earth must be covered.

### Decomposed Granite

Decomposed granite in the front yard or areas visible from the street must be earth toned in color. Acceptable colors include: Amber, Gold, Brown and Tan. Artificially colored rocks (blue, green, white, pink, or other non-earth tones) are not permitted. Only 1", ¾", or ½" minus or screened sizes are acceptable. All decomposed granite shall be spread a minimum of 2" deep, and should be treated with pre- emergent weed control at regular intervals to retard weed growth.

### Boulders

Only granite boulders of a color similar to the indigenous rock of Arizona are allowed. They must be buried with 1/3 the diameter below grade.

### River Run Rock

River run rock shall be 3" to 8" in diameter. Not more than 10% of the front yard landscape area may be river run rock.

### **M. Turf (Grass Areas)**

No turf areas are permitted, except within enclosed rear yard areas. Turf areas are required to be contained by continuous walkways, headers, or decorative walls. Turf areas may not be Common Bermuda Grass.

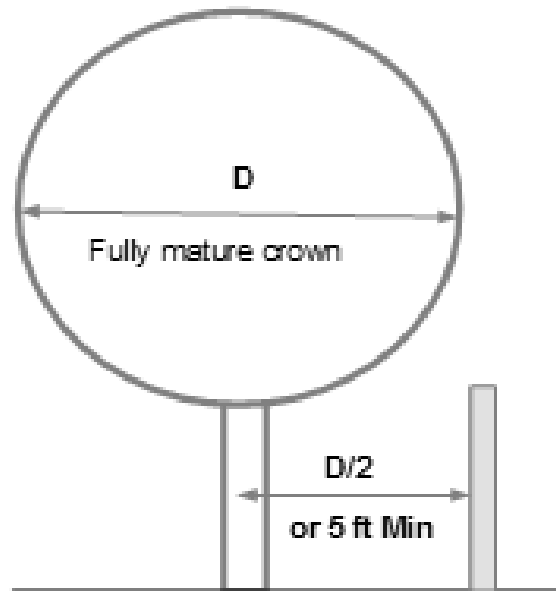
### **N. Water Features, Statuary, Ornamental Items, Etc.**

- All visible water features must be submitted for prior approval by the Committee.
- Water features, fountains, statuary, etc. not exceeding height of perimeter fence or otherwise Visible From Neighboring Property are permitted within rear/side yard areas and do not require submittal to the Committee..
- Water features will be permitted in the front yard only if the feature is setback a minimum of 6' from the sidewalk.
- Water features shall be installed in a tasteful and professional manner.
- It is required that water features be chlorinated.
- No figurines, statues, or shrines are permitted in front yards unless screened from view of the street.
- All functional and/or decorative items must be approved before being placed in the front yard or in rear yards when Visible From Neighboring Property.
- Statuary must be of southwestern in style, earth tones, no brightly painted finishes, quantity not to exceed three (3), and height not to exceed twenty-four (24) inches.

### **O. Location of Trees Adjacent to Walls. View-Fencing, and Property Lines**

Any new or replacement tree shall not be planted adjacent to any lot wall or property line any closer than  $\frac{1}{2}$  the diameter of the standard mature crown of the species to minimize overhang onto the adjacent property or NAOS. In no circumstance shall a new or replacement tree be planted any closer than 5 feet to an adjacent wall, view-fencing, or property line (see below). Existing trees are exempt unless replaced. All trees planted near adjacent walls, view-fencing, and property lines must include setback dimensions on the landscape plan. Furthermore, please note that any trees or plants that do not comply with Section 4.1(y) of the CC&R's may need to be pruned or removed.

Any trees planted disregarding the restrictions set forth in Section 3, (o) represent violations and are non-compliant. While no demand is being made at this time to remove them as of June 1, 2016 the lot owners of those trees or palms are responsible for any damage(s) caused to perimeter walls, shared walls or structures due to continued improper, unapproved placement. The Lot owner will be fully financial responsible for all costs associated with returning a shared wall, perimeter wall or any other structure to its original condition.



## APPENDIX A - LOS ALISOS APPROVED PLANT LIST

### Approved Trees

Botanical Name	Common Name	Front	Side, Rear	Semi-Private Within low wall or between entry-way sidewalk and house
Acacia Greggii	Catclaw Acacia	X	X	X
Acacia Smallii	Sweet Acacia		X	X
Acacia Willardiana	Palo Blanco		X	X
Caesalpinia Cacalaco	Cacalaco		X	X
Caesalpinia Mexicana	Mexican Bird of Paradise		X	X
Canotia Holacantha	Crucifixion Thorn	X	X	X
Celtis Pallida	Desert Hackberry	X	X	X
Cercidium Floridum	Blue Palo Verde	X	X	X
Cercidium Microphyllum	Foothill Palo Verde	X	X	X
Cercidium Praecox	Cacalaco		X	X
Cercidium Praecox	Palo Brea		X	X
Clilopsis Linearis	Desert Willow	X	X	
Lysiloma Thornberi	Desrt Fern		X	X
Olnya Tesota	Ironwood	X	X	X
Pithecellobium Flexicaule	Texas Ebony		X	X
Pithecollobium Mexicana	Mexican Ebony		X	X
Prosopis Alba	Thornless Mesquite		X	X
Prosopis Chilensis	Chilean Mesquite		X	X
Prosopis Pubescens	Fremdont Screwbean		X	X
Prosopis Velutina	Velvet Mesquite	X	X	X
Sophora Secuniflora	Texas Mountain Laurel		X	X
Vitex Agnus Castus	Chaste Pepper Tree		X	X



## Approved Cacti/Accents

				Semi-Private Within low wall or between entry-way sidewalk and house
Botanical Name	Common Name	Front	Side, Rear	
Agave Deserti	Desert Agave	X	X	X
Agave Parryi V. Huachuensis	Parry's Agave		X	X
Aloe Species	Aloe		X	X
Asclepias Subulata	Desert Milkweed		X	X
Carnegiea Gigantea	Saguaro	X	X	X
Dasyilirion Acrotiche	Green Desert Spoon		X	X
Dasyilirion Wheeleri	Desert Spoon	X	X	X
Echinocereus Engelmannii	Engelmann's Hedgehog	X	X	X
Ferocactus Wislizenii	Fish Hook Barrell	X	X	X
Fouquieria Splendens	Ocotillo	X	X	X
Hesperaloe Funifera	Coahuilan Hesperaloe		X	X
Hesperaloe Parviflora	Red Hesperaloe		X	X
Hesperaloe Paryiflora "Yellow"	Yellow Yucca		X	X
Hesperaloe Spp.	Bell Flower Hesperaloe		X	X
Mammillaria Microcarpa	Pincushion Cactus	X	X	X
Opuntia Acanthocarp	Buckhorn Cholla	X	X	X
Opuntia Bigelovii	Teddybear	X	X	X
Opuntia Engelmannii	Engelmann's Prickly Pear		X	X
Opuntia Fulgida	Chainfruit Cholla		X	X
Opuntia Vericolor	Staghorn	X	X	X
Yucca Baccata	Banana Yucca	X	X	X
Yucca Brevifolia	Joshua Tree		X	X
Yucca Elata	Soaptree Yucca	X	X	X
Yucca Rigida	Blue Yucca		X	X
Yucca Rupicola	Twisted Yucca		X	X
Yucca Scottii	Mountain Yucca		X	X
Yucca Thompsoniana	Thompson Yucca		X	X
Cactaceae Pachycereus Schottii	Senita Cactus		X	X

## Approved Large Shrubs

Botanical Name	Common Name	Front	Behind perimeter fence	Semi-Private Within low wall or between entry-way sidewalk and house
Abutilon Palmeri	Indian Mallow	X	X	X
Alyogyne Huegillii	Blue Hibiscus		X	X
Buddleia Marrubifolia	Wooly Butterfly Bush		X	X
Caesalpinia Mexicana	Mexican Bird of Paradise		X	X
Caesalpinia Pulcherrima	Red Bird of Paradise		X	X
Calliandre Californica	Red Fairy Duster	X	X	X
Cassia Nemophilla	Desert Cassia		X	X
Celtis Pallida	Desert Hackberry		X	X
Dodonea Viscosa	Hopbush		X	X
Ephedra Trifurca	Mormon Tea		X	X
Hyptis Emoryi	Desert Lavender		X	X
Justicia Californica	Chuparosa	X	X	X
Larria Tridentata	Creosoto Bush	X	X	X
Leucophyllum Laevigatum	Chihuahuan Sage		X	X
Leucophyllum Langmaniae "Rio Bravo"	Rio Bravo Sage		X	X
Leucophyllum Pruinosum S.B.	Sierra Bouquet Sage		X	X
Leucophyllum Revolutum H.S.	Houdini Sage		X	X
Leucophyllum Revolutum S.M.M.	Sierra Magic Mix Sage		X	X
Lycium Fremontii	Fremont Lycium	X	X	X
Senna Wislizenil	Shrubby Senna	X	X	X
Simmondsia Chinensis	Jojoba	X	X	X
Sophora Secundiflora	Texas Mountain Laurel		X	X
Tagetes Lemmoni	Mt. Lemmon Marigold		X	X
Tecoma Stans	Yellowbells		X	X
Tecoma Stans v. Angustata	Yellowbells		X	X
Vanquelinia Californica	Arizona Rosewood		X	X
Obtus Follia	Greythorn	X	X	X

## Approved Medium/Small Shrubs, Groundcover and Succulents

Botanical Name	Common Name	Front	Behind perimeter fence	Semi Private within low wall or between entry-way sidewalk & house
Ambrosia Ambrosioides	Canyon Ragweed		X	X
Ambrosia Deltoidea	Bursage	X	X	X
Aristida Purpurea	Purple Three Awn		X	X
Atriplex Canescens	Four Wing Saltbush		X	X
Berlandiera Lyrata	Chocolate Flower		X	X
Calliandra Eriophylla	Pink Fairy Duster	X	X	X
Cassia Artemisioides	Feathery Classic		X	X
Cassia Oligophylla	Outback Cassia		X	X
Cassia Phyllodinea	Silvery Cassia		X	X
Chrysactinia Mexicana	Damianita		X	X
Dalea Bicolor	Monterrey Blue Dalea		X	X
Dalea Dorycnioides	Cerro Azul Dalea		X	X
Dalea Frutescens "Sierra Negra"	Sierra Negra Dalea		X	X
Dalea Lutea	Sierra Moonrise Dalea		X	X
Dalea Pulchra	Indigo Bush		X	X
Dalea Vericolorv Sessilis	Mountain Delight Dalea		X	X
Encelia Farinosa	Brittlebush	X	X	X
Eremophila Glabra	Emu Bush	X	X	X
Ericameria Laricifolius	Turpentine Bush	X	X	X
Eriogonum Fasciculatum	Buckwheat	X	X	X
Eriogonum Wrightii	Wright's Buckwheat		X	X
Fallugia Paradoxa	Apache Plume		X	X
Fleabane	Erigeron Species "Profusion"		X	X
Fraxinus Velutina	Arizona Ash		X	X
Gaura Lindheimeri	Gaura		X	X
Gutierrezia Sarothrae	Snakeweed	X	X	X
Hymenoxis Acaulis	Angelitia Daisy		X	X
Justicia Ovata (Candicans)	Red Justicia		X	X
Lantana Camara	Bush Lantana		X	X
Lycium Andersonii	Desert Wolfberry	X	X	X
Lotus Rigidus	Deer Vetch	X	X	X
Psilotrophe Species	Paperflower	X	X	X
Rosmarinus Varieties	Rosemary		X	X
Ruellia Peninsularis	Desert Ruellia		X	X
Salvia Chamaedryoides	Mexican Blue Sage		X	X
Salvia Clevelandii	Chaparral Sage		X	X
Salvia Coccinea	Scarlet Sage		X	X
Salvia Coccinea V. Bicolor	Peaches and Cream		X	X
Salvia Dorrii V. Dorrii	Desert Sage		X	X
Salvia Farinaceae	Mealy Cup Sage		X	X
Salvia Greggii	Autumn Sage		X	X
Salvia Leucantha	Mexican Bush Sage		X	X
Sphaeralcea Ambigua	Globemallow	X	X	X
Tagetes Lucida	Licorice Marigold		X	X
Teucrium Chamaedrys	Prostrate Germander		X	X
Trixis Californica	Trixis	X	X	X

Viguiera Deltoidea	Goldeneye	X	X	X
<b>Botanical Name</b>	<b>Common Name</b>	<b>Front</b>	<b>Behind perimeter fence</b>	<b>Semi Private within low wall or between entry-way sidewalk &amp; house</b>
Acacia Redolens	Desert Carpet Century Plant		X	X
Acacia Redolens	Prostrate Acacia		X	X
Agave	Agave		X	X
Baccharis Centenial	Dwarf Coyote Bush		X	X
Baileya Multiradiata	Desert Marigold	X	X	X
Cooperia Drummondii	Rainlily		X	X
Dalea Capitata "Sierra Gold"	Sierra Gold Dalea		X	X
Dyssodia Pentachaeta	Dyssodia		X	X
Lantana Montevicensis	Trailing Lantana		X	X
Melampodium Leucanthum	Blackfoot Daisy	X	X	X
Muhlenbergia Rigens	Deer Grass		X	X
Muhlenbergia Rigida "Nashville"	Nashville Grass		X	X
Myoporum Parvifolium	Myoporum		X	X
Myoporum Parvifolium "Pink"	Pink Myoporum		X	X
Nolina Microcarpa	Bear Grass		X	X
Oenothera Berlandieri	Mexican Evening Primrose	X	X	X
Oenothera Caespitosa	Evening Primrose	X	X	X
Penstemon Baccharifolius	Del Rio Penstemon		X	X
Penstemon Clevelandii	Pink Flowers Penstemon		X	X
Penstemon Parryi	Parry's Penstemon	X	X	X
Penstemon Pseudospectabilis	Desert Penstemon	X	X	X
Penstemon Superbus	Superb Penstemon		X	X
Penstemon Eatonii	Firecraacker Penstemon	X	X	X
Platanus Wrightii	Arizona Sycamore		X	X
Plumbago Scandens	Summer Snow		X	X
Ruellia Brittoniana "Katie"	Ruellia		X	X
Santalina Varieties	Santalina		X	X
Senna Covesii	Desert Senna	X	X	X
Stachy Coccinea	Betany		X	X
Tridens Pulchellus	Fluffgrass		X	X
Verbena Bipinnatifida	Native Verbena		X	X
Verbena Goodingii	Gooding's Verbena	X	X	X
Verbena Peruvian	Peruvian Verbena		X	X
Verbena Pulchella	Moss Verbena		X	X
Verbena Rigida	Sandpaper Verbena		X	X
Zephyranthes Candida	White Rain Lily		X	X
Zephyranthes Sulphurea	Yellow Rain Lily		X	X
Zinnia Acerosa	Desert Zinnia	X	X	X

### Approved Vines

<b>Botanical Name</b>	<b>Common Name</b>	<b>Front</b>	<b>Behind perimeter fence</b>	<b>Semi Private within low wall or between entry-way sidewalk &amp; house</b>
Antigonon leptopus	Queen's Wreath		X	X
Cissus Trifoliata	Native Grape Ivy		X	X
Ficus Pumila	Fig Vine		X	X
Macfadyena Unguis-Cati	Cat's Claw Vine		X	X
Mascagnia Macroptera	Yellow Orchid Vine		X	X
Podranea Ricasoliana	Pink Trumpet Vine		X	X
Pyracantha Varieties	Pyracantha		X	X
	Lady Bank Rose		X	X
Vigna Caracalla	Snail Vine		X	X

## Appendix B - Notice of Installation of Antenna or Satellite Dish

Homeowner's Name: \_\_\_\_\_

Homeowner's Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_ Lot #: \_\_\_\_\_

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

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

Type of Antenna:

_____ Direct broadcast satellite	Diameter Size: _____
_____ Television broadcast	Diameter Size: _____
_____ Multi-point distribution service	Diameter Size: _____
_____ Internet	Diameter Size: _____

Company Performing Installation: \_\_\_\_\_

Identify Installation Location:

\_\_\_\_\_ Patio \_\_\_\_\_ Balcony \_\_\_\_\_ Roof

\_\_\_\_\_ Other: \_\_\_\_\_

Date Installation Performed: \_\_\_\_\_

Please indicate the method of installation. \_\_\_\_\_

Will the installation be in compliance with all Association guidelines (which include manufacturers' guidelines and applicable building codes)? \_\_\_\_\_ Yes \_\_\_\_\_ No

Please provide three days and times for which you are available to meet with us to discuss antenna installation. At this meeting, you will need to provide information supporting the necessity for nonroutine installation.

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

Is a mast necessary for reception? \_\_\_\_\_ Yes \_\_\_\_\_ No

If yes, is the mast required to extend more than 12 feet above the roofline? \_\_\_\_\_ Yes \_\_\_\_\_ No

I will comply with all of the Association's rules for installing, maintaining, and using antennas and satellite dishes. I assume liability for any damage to Association and other owners' property that occurs due to my antenna or satellite dish's installation, maintenance and use.

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